ANNOUNCEMENT

This issue of CONSTRUCTION REVIEW is the "August-September" issue; there will be no August 1958 issue. Subsequent monthly issues will carry the identification of the month in which they are received by the subscribers. Hereafter, CONSTRUCTION REVIEW should be received by subscribers about the 15th of the month, 2 weeks earlier than formerly. Changes have been made in the schedule to assure that the very latest construction statistics appear promptly in CONSTRUCTION REVIEW. Thus, all the statistics which would have appeared in both the August and September issues are in this issue.

CONSTRUCTION REVIEW

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At a Glance

CONSTRUCTION ACTIVITY IN AUGUST--The dollar value of new construction put in place in August rose seasonally to $4.8 billion, bringing the total for the first 8 months of 1958 to $31.5 billion--up slightly from the comparable 1957 period. Public outlays, at $9.7 billion, were 6 percent above a year earlier owing mostly to continued expansion in highways and public housing projects. This year's private total for the first 8 months ($21.9 billion) was off only slightly from the same 1957 period, as the drop in industrial building was almost offset by gains in most other types of private work.

HOUSING STARTS IN JULY--Nonfarm housing starts declined less than usual in July, by 4,000 to 111,000, but were above the July 1957 figure by 13,000 units or nearly 14 percent. Public housing accounted for all of this year's June-July decrease. Privately owned housing starts rose a little (2,800) from June to a total of 107,300 and were at a seasonally adjusted annual rate of 1,160,000, the highest in 2-1/2 years. At the end of the first 7 months of 1958, a total of 645,500 new houses and apartments had been put under construction--almost 6 percent more than in the same 1957 period.

FHA-VA ACTIVITY IN JULY--Housing begun with FHA and VA assistance continued to increase in July and together accounted for all of the June-July increase in total private housing. The gains were mostly from starts under the FHA program, which, at 29,700 in July, were 89 percent above July of last year. VA starts (10,600) continued below the comparable 1957 figure. However, requests for VA appraisals rose fractionally in July and for the first 7 months were 6 percent above the same 1957 period. FHA applications for mortgage insurance (excluding Capehart military housing) although down slightly this July--the first decline this year--were 78 percent above the year-earlier figure and continued substantially above the levels of the past 3 years.

NONFARM MORTGAGE RECORDINGS IN MAY--The value of nonfarm mortgages recorded in May increased 6 percent to $2,151 million and was fractionally above May 1957--marking the first time in more than 1-1/2 years that lending volume has exceeded that for the same month in the preceding year. The gain over May 1957 was chiefly in lending by commercial banks and savings and loan associations. The value of mortgage loans by mutual savings banks, insurance companies, and individual lenders declined. The $9.5-billion total for the first 5 months of 1958 was 3 percent below the same 1957 figure. Declines ranged from 2 percent for savings and loan associations and miscellaneous lenders to 9 percent for insurance companies, but lending by commercial banks was up 3 percent. The average mortgage amount increased in May, as in April, reaching a new high of $7,722.

BUILDING PERMIT ACTIVITY IN JUNE--Building permit valuations continued to rise in June, by 10 percent to more than $2 billion. The $9.5-billion total for the first half of 1958 was slightly above the figure for January-June 1957, as valuations increased over the year for all major types of building except private industrial plants (down 17 percent). Gains over the first 6 months of 1957 ranged from 3 percent for new dwelling units to 11 percent for stores.

PUBLIC CONTRACT AWARDS IN MAY--The value of contracts awarded for new public construction rose 40 percent in May to a new high of $1.6 billion, bringing the total for the first 5 months of 1958 to $5.2 billion, or 5 percent above the comparable 1957 period. The April-to-May increase reflected an 85-percent rise in Federal awards, to the highest level for any month since June 1953, and a 27-percent rise in the State and local component. Most types of public work shared in the gain, but a sizable part of the rise was for a large power plant on the Niagara River in New York, for Federal airfields (primarily for missile launching facilities and dispersal of Strategic Air Command bases), and for State and local highways. The advance over the first 5 months of 1957 was mainly in awards for State and local projects (mostly for electric power facilities, housing, and administrative buildings), although awards for some types of Federal work also increased over the period--notably airfields, administrative buildings, and hospitals.

CONSTRUCTION CONTRACTS IN JUNE AND JULY--The value of construction contracts awarded during the 12 months ending in June 1958, as reported by the F. W. Dodge Corp., was 1 percent below the total for the comparable 1957 period. Small gains in residential buildings and public works were more than offset by declines in nonresidential buildings and public utilities.

At a Glance

Reports of the Engineering News-Record indicate increasing strength in the value of large construction contracts awarded, although the total for the 12 months ending in July 1958 was 4 percent below the total for the preceding 12 months. The public sector was up 13 percent, but the private sector showed a 19-percent drop, primarily owing to weakness in private industrial building.

CONSTRUCTION COSTS IN JUNE--The Department of Commerce composite index in June remained at 138 (1947-49=100), the same level as in the 2 preceding months. Indicating a high degree of stability in construction costs, the index has varied narrowly between 137 and 138 over the past 14 months.

CONSTRUCTION MATERIALS PRICES IN JULY--The index of wholesale prices of construction materials edged up in July for the third successive month, by 0.2 percent to 129.7 (1947-49=100). The advance from June was caused primarily by a rise in prices for Douglas fir lumber and softwood plywood (reflecting increased demand) and for copper products such as water tubing, building wire, and nonmetallic sheathed cable (in response to higher costs for basic and scrap copper). The index for all construction materials has moved within a very narrow range during the past 2 years, and this July was only 1 percent below both the year-earlier figure and the alltime high reached in August 1956.

CONSTRUCTION MATERIALS OUTPUT IN MAY--The output of construction materials in May, as measured by the Composite Output Index, rose 10 percent over April, but was still almost 5 percent below May 1957. Output for the first 5 months of this year was 9 percent lower than in the same period last year but has been improving steadily: in comparison with the same periods in 1957, output for the first 4 months had lagged 10 percent, and that for the first 3 months, 12 percent. Output of all groups of materials rose over April, with increases ranging from 3 percent for lumber and wood products, to 22 percent for portland cement. Asphalt and tar roofing and siding products, up 21 percent from April, reached a point 51 percent higher than May 1957 and established a new postwar high for this month. Some of this increase was caused by heavy purchases in advance of price increases. The portland cement May index, at 175.1 (1947-49=100), was slightly below the alltime high for May set in 1956, when the index reached 177.1.

CONTRACT CONSTRUCTION EMPLOYMENT IN JULY--Employment by construction contractors rose seasonally in July to 2,908,000, after 4 months of greater-than-seasonal gains. However, this figure was almost 5 percent below July 1957 and smaller than for any July since 1954. Detailed data now available through June indicate gains from May in all types of contract construction, with the net increase greater in building than in nonbuilding construction. Nevertheless, all major groups of construction contractors except those engaged in highway and street work employed fewer workers this June than a year earlier, with declines ranging from 4 percent for the special trades as a group to 13 percent for general contractors. Employment in highway and street construction rose 3 percent over the year, to the highest level since September 1956.

HOURS AND EARNINGS IN JUNE--A slight decline in the average workweek brought average weekly pay in contract construction down 67 cents in June to $110.41. This figure, however, was $2.30 above the June 1957 average and represented a new high for the month. The average workweek in June was shorter this year than in 1957 for all major groups of contract construction workers except those in heavy engineering, but hourly earnings increased over the year in all branches of the industry, and especially in building construction. For the industry as a whole, weekly hours (at 37.3) averaged a half hour less this June and hourly earnings (at $2.96) averaged 10 cents more.

WAGE SCALES IN THE BUILDING TRADES, SECOND QUARTER 1958--Union hourly wage scales in the building trades rose an average of 2.8 percent during April 1-July 1, 1958. This increase was less than the 3.4-percent advance in the corresponding 1957 period, but greater than the gain registered in the second quarter of other years since 1948. Reflecting numerous spring and early summer contract reopenings, wage increases were reported during this year's second quarter for 2 of every 3 workers surveyed, and advanced the average hourly scale of all building trades workers by 9.1 cents to $3.34. The average overall gain from July 1, 1957 was 14 cents and ranged from 10.5 cents for painters and plasterers to 17.4 cents for electricians.

Builders of New One-Family Houses, 1955-56

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In the 7 years of unprecedented homebuilding volume beginning with 1950, the initiative in determining the amount and kind of housing to be built and its location shifted increasingly from the user to the producer. Approximately two-thirds of all privately owned single-family houses started in nonfarm areas of the United States in 1955 and 1956 were being constructed by operative builders. This is the group--often referred to as speculative builders--who take primary responsibility for all steps in house production from buying the land to selling completed houses. It includes not only large tract builders but numerous small-scale speculative builders as well. As recently as 1949, operative builders accounted for not more than one-half of all new single-family houses started.

For the remaining third of the 1955-56 houses, the responsibility for acquiring a building site and arranging for construction was assumed by a person who intended the house for his own use. Construction of such houses in 1955-56 was divided about equally between builders operating as general contractors (to whom the owner turned over his plans or ideas and delegated responsibility for the entire construction job) and owner builders (who executed their construction plans without the services of a general contractor although often employing subcontractors).

Operative builders were responsible for about four-fifths of all new houses started by the commercial builders as a group, i.e., general contractors and operative builders combined, in the 1955-56 period. They predominated in metropolitan areas, where about three-fourths of all new nonfarm homes were built.

Information about residential builders in 1955 and 1956 was obtained in connection with field surveys of the characteristics of privately owned new housing, made by the U. S. Department of Labor's Bureau of Labor Statistics. The surveys were designed to reflect the size, selling price, construction materials, and other characteristics of nonfarm housing being constructed throughout the United States. For this purpose, samples[1] were selected from single-family houses and multifamily structures for which building permits were issued or on which work was started in the first quarter of 1955 and 1956 in various sizes and types of communities in the four broad geographic regions of the United States.[2] Some related information on builders' operations during October 1956 was obtained from the regularly

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[1] The sample data, which were obtained by visits to builders starting more than 37,000 dwelling units in the first quarter of 1955 and 28,500 units in the comparable months of 1956, were weighted to represent all privately owned nonfarm dwelling units started in the United States in the first quarter of the respective survey years.

Because the estimates are based on sample data, they are subject to sampling variability. The error for the United States as a whole ranges from 0.7 to 3.6, depending on the size of the estimated percentage, the error being least for 1 or 99 percent and most for 50 percent. Generally, the error increases as the data are presented in more detail. For example, estimates for a single region are subject to greater error than the national estimates. For each region, the range is as follows: Northeast, 1.3 to 6.4; North Central, 1.2 to 6.0; South, 1.2 to 6.2; and West, 1.8 to 8.0. This means that the chances are approximately 19 out of 20 that the results of a complete count would not differ from the sample estimates by more than these percentages (twice the standard error). These reliability figures apply to estimates based on the total number of dwelling units started in specified areas. Estimated percentages based on smaller components, such as the dwelling units within a single price class, will be subject to somewhat greater error because of the fewer dwelling units surveyed.

In addition to sampling variability, the data are subject to biases owing to errors of response and nonreporting. Factors affecting accuracy of reporting are the respondent's knowledge of the facts and the interviewer's ability to obtain and classify information correctly. The possible effect of such biases is not included in the measures of reliability shown above, but the influence of such errors is minimized insofar as possible by the design of the questionnaires and the training and supervision of the field agents.

For a more complete description of the survey method and the selection of the sample, see New Housing and Its Materials, 1940-56 (BLS Bull. 1231).

[2] The regional groupings are those used by the Bureau of the Census. For composition of regions, see p. 17, this issue.

scheduled Building Permit Use Survey, which the Bureau of Labor Statistics conducted in the spring of 1957, and the Bureau's quarterly field surveys of housing started in a sample of non-permit-issuing places.[3] The tabulations and discussion in this article[4] are limited to one-family houses.

In the Bureau's 1955-56 surveys, residential builders were interviewed by field agents and were classified according to their responsibility for initiating, supervising, and performing construction operations on specific dwelling units. They are designated as owner builders, general contractors, and operative builders. The latter two groups are sometimes referred to as professional or commercial builders.

An owner or amateur builder constructs or subcontracts for the building of a house on his own land, according to his own plans, usually for his own occupancy, without the services of a general contractor. Acting as his own general contractor, the owner supervises or manages the entire building job, all or any part of which may be done by contractors in the special trades (e.g., carpentry, masonry, plumbing and heating, electrical work, excavating, etc.), by the owner personally with or without the help of others, by workmen he hires directly, or by any combination of these arrangements.

A builder operating as a general contractor builds housing on contract on someone else's land and according to another's instruction. He provides the building service: i.e., he plans and supervises the construction, purchases materials, and hires workmen or subcontracts parts of the job. He may build a multifamily structure for someone who intends to rent or sell the units or he may build single-family houses. In the latter case, the general contractor usually builds for an owner who intends to live in the house,[5] although he may build one or more single-family houses for someone who intends to sell or rent them.

An operative builder plans and executes construction of houses or apartments on his own land (which may range from one or more lots, often scattered, to extensive tracts on which he may develop virtually an entire community), to his own specifications, for sale or rent. Such builders determine the number of units to build and their basic design, size, price, and location; frequently develop the land; hire labor directly or use contractors; and assume the risk of selling or renting the dwellings. They may reduce their risk by building model houses and selling copies on order, usually according to a master plan for utilizing the land. Whether they lay the foundations for all of the units before signing the sales contracts, or only as they sell copies from models, they nevertheless produce essentially a readymade product, in contrast with the custom-type operations of owner builders and builders operating as general contractors.

Many professional residential builders interchange their operations, building some houses to order as general contractors and initiating construction of others as operative builders. They may also engage in other types of construction or business in addition to homebuilding.[6]

National Trends Since 1949

Operative builders accounted for 70 percent of all new single-family houses in the first quarter of 1955, compared with less than half of the 1949 total (table 1). Builders operating as general contractors continued to build about 15 or 16 percent of the new houses in the first quarters of 1955 and 1956, as they had in 1949. On the other hand, increasing proportions of those in the market for a new

[3] See Techniques of Preparing Major BLS Statistical Series (BLS Bull. 1168), Ch. 2.

[4] Information for 1949, presented in this article for comparative purposes, was obtained in a sample survey conducted by the Bureau of Labor Statistics in 1951 with research funds provided by the Housing and Home Finance Agency. The only nationwide study conducted with the primary objective of analyzing the organization and scale of residential building, it covered residential builders' private housing operations in 1949. See Structure of the Residential Building Industry in 1949 (BLS Bull. 1170), pp. 1 and 17-18.

The sampling unit in the 1949 survey was the builder, who was interviewed in terms of his total operations in 1949. Consequently, the dwelling units started by commercial builders who acted as operative builders on some houses and as general contractors on others are shown in a combined category, "Operative builders-general contractors," in table 1. The 1955 and 1956 surveys were designed primarily to obtain detailed information on the characteristics of individual dwelling units. The tabulations therefore show the builder's role for a specific unit, irrespective of whether he may have built other housing in the survey period under a different arrangement.

[5] More than 85 percent of the houses built by general contractors in 1955 and 1956 were under contract with the prospective owner occupant.

[6] See BLS Bull. 1170, pp. 11-13.

house apparently chose the ready-built houses offered by operative builders in preference to undertaking construction on their own: the fraction of owner-built houses decreased from 1 out of 3 single-family houses in 1949 to only 1 out of 6 or 7 houses under construction in the early months of 1955 and 1956.

TABLE 1.--PERCENT DISTRIBUTION OF NEW PRIVATE NONFARM 1-FAMILY HOUSES, BY TYPE OF RESIDENTIAL BUILDER AND BY METROPOLITAN-NONMETROPOLITAN LOCATION, 1949 AND SELECTED PERIODS 1955-56

Type of builder and location	1949[1]	1955, first quarter	1956	
			First quarter	October
Total				
All builders	**100**	**100**	**100**	**100**
Owner builders	34	14	16	14
Commercial builders	66	85	83	86
General contractors	16	15	16	24
Operative builders	41	70	67	62
Operative builders-general contractors[2]	9	--	--	--
Unknown	(3)	1	1	(3)
Metropolitan areas				
All builders	**100**	**100**	**100**	**100**
Owner builders	19	9	14	9
Commercial builders	81	90	84	91
General contractors	15	12	11	17
Operative builders	54	78	73	74
Operative builders-general contractors[2]	12	--	--	--
Unknown	(3)	1	2	(3)
Nonmetropolitan areas				
All builders	**100**	**100**	**100**	**100**
Owner builders	62	31	22	27
Commercial builders	38	68	78	73
General contractors	17	24	33	38
Operative builders	18	44	45	35
Operative builders-general contractors[2]	3	--	--	--
Unknown	(3)	1	(3)	(3)

[1] See Structure of the Residential Building Industry in 1949 (BLS Bull. 1170), pp. 21 and 28.
[2] See footnote 4, p. 6.
[3] Less than 0.5 percent.

In 1949, the operative builder's prominence in residential building was attributed to a complex of circumstances, many related to market demand. Among the more significant influences on demand were the housing needs which had accumulated from the low volume of homebuilding in the preceding 2 decades (the depression thirties and the wartime forties) and were augmented by the housing requirements of World War II veterans; the high postwar birthrate; incomes above wartime levels; and easy terms of Government-underwritten (Federal Housing Administration or Veterans Administration) credit which favored the moderate-cost home. From a production standpoint, 1949 was the first postwar year in which residential builders were able to develop their projects unhampered by restrictions on the size and type of structures they could erect, the delays and uncertainties resulting from the acute labor and material shortages after the war, or the rapidly rising costs and the tightened money market in 1948. In this favorable situation, builders surpassed all previous records by starting almost 990,000 privately owned nonfarm dwelling units in 1949.

In each of the subsequent 7 years, homebuilding maintained higher levels than in 1949, with private housing starts staying above the million mark from 1950 through 1956 and reaching peaks of more than 1.3 million units in 1950 and 1955. Between 1949 and 1955-56, which spanned a period of sustained high-volume residential building, the role of the operative builders expanded.

The high proportion of houses constructed by all operative builders as a group in 1955 coincided with the period of peak volume of housing begun under the VA-guaranteed home-loan program and the

comparatively large volume under the FHA-insured mortgage program. Circumstances favoring this expansion had been developing for some months prior to 1955. In 1953, mortgage terms for FHA and VA loans were liberalized and the maximum interest rate raised, and in 1954, credit was easy with lenders actively seeking mortgage investments. Housing started under these two programs began to rise sharply late in 1954 and accounted for half of all the privately owned housing begun in the first quarter of 1955. On more than half of the new houses financed with VA-guaranteed loans in 1955 the purchasers made no downpayment and obtained mortgages with maturities of 26 to 30 years.[7]

During 1955, the mortgage money market began to tighten and requirements were raised for both FHA and VA loans, but in early 1956, there was a substantial carryover of commitments for mortgages for new houses obtained by builders prior to the imposition of the stiffer requirements. Although the government-assisted share of private housing starts declined after 1955, it still made up more than two-fifths of the total in the first 3 months of 1956.

The operative builders' share of the single-family housing volume also had declined slightly by the first quarter of 1956--to 67 percent. Supplementary information obtained on builders' operations in October 1956 tended to confirm the earlier indication that operative builders as a group were curtailing their activities. Their share of the shrinking volume of single-family house construction in 1956 was down to 62 percent in October, and the share of owner builders also edged downward. In contrast, the proportion of the new houses started by general contractors rose from 16 percent in the first quarter of 1956 to almost 24 percent in October--substantially greater than in 1949 or 1955. Part of this change may be due to the fact that some builders curtailed their operative or speculative activities and built houses on contract in a transition period from a seller's to a buyer's market. Also, in the period of tight credit and rising prices for new housing, which characterized 1956, the new-house market catered increasingly to families who could afford individually designed, custom-built houses.

In interpreting the trend toward operative building in 1949, the influence of a variety of advances in techniques and management which contributed directly to the efficiency of the residential building industry was noted. Those involving unified site operations, for example, were more applicable on the multihouse projects of the operative builder than on the houses built to order by the general contractor.

It should not be implied, however, that operative building was necessarily large scale. Only 6 percent of the operative builders started 25 or more houses or apartments in 1949. The scale of operations of the majority of the operative builders was about the same as that of the general contractors, 90 percent of whom built fewer than 5 dwelling units in 1949.[8]

Although no information on the size of individual builders' operations was collected in the Bureau's 1955-56 surveys, scattered evidence from other sources pointed to a tendency among the larger builders to scale down their homebuilding operations in 1956. For example, the number of projects of 5 or more houses for which builders requested VA appraisals dropped by more than a fourth between 1955 and 1956, and the average number of houses in these larger projects declined from 32.0 houses per project in 1955, when VA activity was at a record high, to 27.4 in 1956.[9]

Changes in Metropolitan and Nonmetropolitan Areas

Operative builders dominated single-family house construction in metropolitan areas[10] to a greater extent in 1955-56 than they had in 1949 (table 1). They were responsible for about three-fourths of the

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[7] See Financial Characteristics of GI Home Loans Closed in 1956 (in Construction Review, November 1957, p. 9).

[8] For the number of dwelling units started by large and small builders, see BLS Bull. 1170, pp. 22-23. These figures cover all types of dwelling units; comparable information was not available for single-family houses.

[9] Based on VA appraisal committee assignments. Appraisal by a committee (rather than by a fee appraiser) is required for all VA appraisal requests involving 5 or more units.

[10] All data relating to metropolitan-nonmetropolitan areas were tabulated according to the 168 Standard Metropolitan Areas as defined in the 1950 Census. Except in New England, a standard metropolitan area is defined in this census as a county or group of contiguous counties which contains at least 1 city of 50,000 inhabitants or more. Contiguous counties to the one containing such a city are included in a standard metropolitan area if according to certain criteria they are essentially metropolitan in character and socially and economically integrated with the central city.

In New England, where the city and town are administratively more important than the county, they were the units used in defining standard metropolitan areas.

1-family houses under construction in 1955 and 1956 in metropolitan areas (where approximately 7 out of 10 new nonfarm dwelling units were located). Owner building was consistently less prevalent in metropolitan areas in 1955-56 than in 1949, but some shift back to contractor-built houses was evident in these areas late in 1956.

The 1955 and 1956 surveys revealed a substantial change from owner to commercial building in nonmetropolitan areas. Between 1949 and 1956, the proportion of owner-built houses dropped from more than three-fifths to only about a fourth of the total in these areas (table 1). The share of both general contractors and operative builders increased in this period.

One of the significant findings of the 1949 survey was the sizable number of operative builders who undertook homebuilding on a relatively substantial scale in nonmetropolitan places. Fifteen percent of the nonmetropolitan operative builders started at least 5 dwelling units in 1949 and an occasional builder started 50 or more. The importance operative builders had attained in such places by 1949 was attributed to the rapid population growth and the accompanying housing demand which was stimulated in many instances by the location of industrial and military installations in small communities throughout the country.[11] To some extent, the operative builders took over a function that up to the beginning of the 1920's frequently had been performed by industries which, along with opening new plants, bought and developed land and built houses--sometimes an entire "company town"--to sell or rent to employees.[12]

TABLE 2.—PERCENT DISTRIBUTION OF NEW PRIVATE NONFARM 1-FAMILY HOUSES, BY TYPE OF RESIDENTIAL BUILDER AND BY SELLING PRICE CLASS, METROPOLITAN-NONMETROPOLITAN LOCATION, AND REGION, FIRST QUARTER OF 1955-56

Location and selling price	1955					1956				
	Number of houses (*in thousands*)	Percent distribution, by type of builder				Number of houses (*in thousands*)	Percent distribution, by type of builder			
		All builders[1]	Owner builders	General contractors	Operative builders		All builders[1]	Owner builders	General contractors	Operative builders
Total										
All selling prices[2]	256.9	100	14	15	70	218.6	100	16	16	67
Less than $10,000	45.6	100	28	12	59	28.5	100	24	14	62
$10,000 to $11,999	40.7	100	8	10	82	28.4	100	15	13	72
$12,000 to $14,999	74.7	100	9	10	81	60.2	100	12	13	74
$15,000 to $19,999	59.6	100	14	16	70	57.1	100	16	13	71
$20,000 and over	26.3	100	15	35	50	39.6	100	18	28	54
Metropolitan areas										
All selling prices[2]	196.3	100	9	12	78	168.8	100	14	11	73
Less than $10,000	26.4	100	13	8	79	17.0	100	16	8	76
$10,000 to $11,999	29.8	100	5	6	89	18.8	100	10	5	85
$12,000 to $14,999	60.0	100	7	8	85	43.7	100	11	7	81
$15,000 to $19,999	49.4	100	10	13	77	49.7	100	15	10	75
$20,000 and over	23.0	100	15	30	55	35.0	100	18	23	59
Nonmetropolitan areas										
All selling prices[2]	60.6	100	31	24	44	49.8	100	22	33	45
Less than $10,000	19.2	100	49	19	31	11.4	100	36	22	42
$10,000 to $11,999	11.0	100	15	21	64	9.6	100	22	28	49
$12,000 to $14,999	14.7	100	19	18	63	16.5	100	14	32	54
$15,000 to $19,999	10.1	100	37	26	36	7.4	100	23	32	45
$20,000 and over	3.4	100	13	67	20	4.6	100	15	64	20

See footnotes at end of table.

[11] See BLS Bull. 1170, p. 9.
[12] See Let's Go Back to 1857 and Look at the Low-Cost House (in House & Home, May 1957, pp. 129-135).

TABLE 2.--PERCENT DISTRIBUTION OF NEW PRIVATE NONFARM 1-FAMILY HOUSES, BY TYPE OF RESIDENTIAL BUILDER AND BY SELLING PRICE CLASS, METROPOLITAN-NONMETROPOLITAN LOCATION, AND REGION, FIRST QUARTER OF 1955-56--CONTINUED

Location and selling price	1955					1956				
	Number of houses (*in thousands*)	Percent distribution, by type of builder				Number of houses (*in thousands*)	Percent distribution, by type of builder			
		All builders [1]	Owner builders	General contractors	Operative builders		All builders [1]	Owner builders	General contractors	Operative builders
Geographic regions										
Region I - Northeast:										
All selling prices [2]	**44.3**	**100**	**13**	**10**	**77**	**36.8**	**100**	**19**	**17**	**63**
Less than $10,000	2.1	100	21	15	64	1.7	100	9	1	90
$10,000 to $11,999	7.5	100	17	8	75	4.3	100	18	15	67
$12,000 to $14,999	16.0	100	10	7	83	12.4	100	10	17	73
$15,000 to $19,999	13.4	100	11	10	79	8.5	100	25	17	58
$20,000 and over	3.4	100	11	29	60	9.2	100	28	19	53
Region II - North Central:										
All selling prices [2]	**58.9**	**100**	**15**	**23**	**62**	**52.7**	**100**	**14**	**21**	**65**
Less than $10,000	6.9	100	29	8	63	4.0	100	32	3	65
$10,000 to $11,999	10.4	100	7	12	81	6.7	100	17	22	61
$12,000 to $14,999	13.8	100	13	16	71	11.1	100	9	21	70
$15,000 to $19,999	15.7	100	14	28	58	16.5	100	11	18	71
$20,000 and over	10.9	100	17	41	42	13.5	100	14	32	54
Region III - South:										
All selling prices [2]	**87.0**	**100**	**17**	**16**	**66**	**74.8**	**100**	**20**	**16**	**61**
Less than $10,000	33.4	100	28	13	58	20.6	100	23	17	60
$10,000 to $11,999	11.5	100	7	11	81	10.5	100	12	12	75
$12,000 to $14,999	18.7	100	6	12	81	18.8	100	14	15	69
$15,000 to $19,999	12.4	100	13	18	69	13.8	100	28	11	61
$20,000 and over	7.8	100	12	33	54	8.9	100	23	33	44
Region IV - West:										
All selling prices [2]	**66.7**	**100**	**12**	**10**	**78**	**54.3**	**100**	**10**	**10**	**79**
Less than $10,000	3.1	100	29	15	56	1.9	100	34	15	51
$10,000 to $11,999	11.4	100	3	8	89	6.9	100	14	4	82
$12,000 to $14,999	26.3	100	9	7	84	17.9	100	13	5	82
$15,000 to $19,999	18.0	100	18	7	75	18.4	100	7	8	85
$20,000 and over	4.2	100	19	24	57	8.0	100	7	25	68

[1] Sum of individual items may not add to 100 since total includes houses for which type of builder was unknown.

[2] Includes houses for which selling price was unknown.

The distinction between metropolitan and nonmetropolitan areas is necessarily somewhat arbitrary, and expansion in some housing markets since 1950 antedated the official designation of the areas as metropolitan.[13] Numerous other nonmetropolitan areas without sufficient population or location close enough to a metropolitan orbit to achieve metropolitan status nevertheless afforded markets for 500 or more new dwelling units per year in 1955 and 1956.[14] The housing demand in some of these communities was generated in nearby metropolitan areas, but the market in others was independent of large-city influences.

[13] By the end of 1956, the 1950 list of Standard Metropolitan Areas had been expanded to include the following areas: Dubuque, Iowa; Fort Smith, Ark.; Hampton-Newport News-Warwick, Va.; Tucson, Ariz.; West Palm Beach, Fla.; and Santa Barbara, Calif. During the same period, additions were made to the following previously designated metropolitan areas: Evansville, Ind.; San Bernardino-Riverside-Ontario, Calif.; Shreveport, La.; Atlanta, Ga.; Milwaukee, Wis.; and Lowell, Mass.

[14] See New Dwelling Units Authorized by Local Building Permits, Annual Summary, 1955-56, U. S. Department of Labor, Bureau of Labor Statistics (multilithed).

Besides the population pressures which attracted operative builders to nonmetropolitan areas, other considerations may have tended to reduce the proportion of owner builders. For example, the adoption of building codes by increasing numbers of communities[15] and the widespread popular demand for houses equipped with conveniences involving complex mechanical installations resulted in more stringent regulations and higher standards for the construction of new housing, which increased the owner's dependence on workers with specialized skills. Similarly, the generally rising costs of land and building materials during 1955 and 1956, coupled with the reluctance of mortgage lenders to finance owner builders,[16] were added deterrents to persons who would start a house with small cash reserves which they would supplement with their own labor, i.e., "sweat equity." These considerations would assume major importance in periods--especially as in 1955 and early 1956--when it was possible to buy a house on liberal credit terms from an operative builder who had arranged for financing under the VA or FHA programs.

Selling Price

Each type of builder constructed substantial numbers of houses in a wide range of prices.[17] Nationwide, the operative builders started half or more of the houses in each price bracket shown in table 2. They were most dominant in the $10,000 to $14,999 price range, but also started approximately 70 percent of the houses priced between $15,000 and $19,999 in 1955 and 1956. To compete effectively in the mass market for houses built in advance of sale, the operative builder necessarily aimed for houses with wide sales appeal which could qualify for federally underwritten mortgages, and be financed by a large number of prospective purchasers. The selling price had to be low enough so that the monthly payments were within the income range of buyers making only the minimum downpayments required under the VA or FHA programs. In 1956, the $10,000 to $19,999 price range included the great majority of the new houses sold with VA-guaranteed loans (87 percent) or FHA-insured mortgages (82 percent).[18]

Nationally, the proportion of owner-built houses was highest in the price range below $10,000 in both 1955 (28 percent) and 1956 (24 percent). However, owner builders also accounted for between 14 and 18 percent of the houses priced at $15,000 and up in these years. General contractors accounted for a larger share of those in the $20,000-and-over class than in any other price bracket--35 percent in 1955 and 28 percent in 1956.

There was considerable contrast between metropolitan and nonmetropolitan areas with respect to the percentages of houses started in each price range by the different types of builders. Conclusions from these metropolitan-nonmetropolitan comparisons, however, are limited by the fact that less than a fourth of the 1955-56 houses were located in nonmetropolitan areas, and were heavily concentrated in the South. In each price range shown in table 2, the operative builders built a substantially larger proportion of the total in metropolitan than in nonmetropolitan areas. To illustrate, for houses priced below $10,000 in 1956 the operative builders' share was 76 percent in the larger population centers and 42 percent in nonmetropolitan areas. For homes selling for $20,000 or more, the respective shares were 59 and 20 percent.

The comparison of median selling prices in table 3 indicates there was greater similarity in the prices of houses started in metropolitan and nonmetropolitan areas by operative builders than by either owner builders or general contractors. Owner builders tended to build the lowest price houses in nonmetropolitan areas, but this was not the case in the larger population centers where the owner-built

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[15] Based on unpublished data compiled by the Building Technology Division, National Bureau of Standards, U. S. Department of Commerce.

[16] See Construction Financing for Home Builders (Housing and Home Finance Agency, December 1953), pp. 28-30.

[17] For houses built for sale, the selling price was the price at which the houses would be advertised for sale or the actual selling price of houses already sold. For houses not to be offered for sale (i.e., retained by the owner for his own occupancy or for investment as rental housing), the price was that which the owner would set for the house if it were to be advertised for sale.

[18] See Financial Characteristics of GI Home Loans Closed in 1956 (in Construction Review, November 1957, p. 9); and Tenth Annual Report of the Housing and Home Finance Agency, 1956, p. 104.
Of the privately owned nonfarm dwelling units started during 1956, about 25 percent were under the VA program and 17 percent under the FHA program. The remaining 58 percent were started with conventional financing.

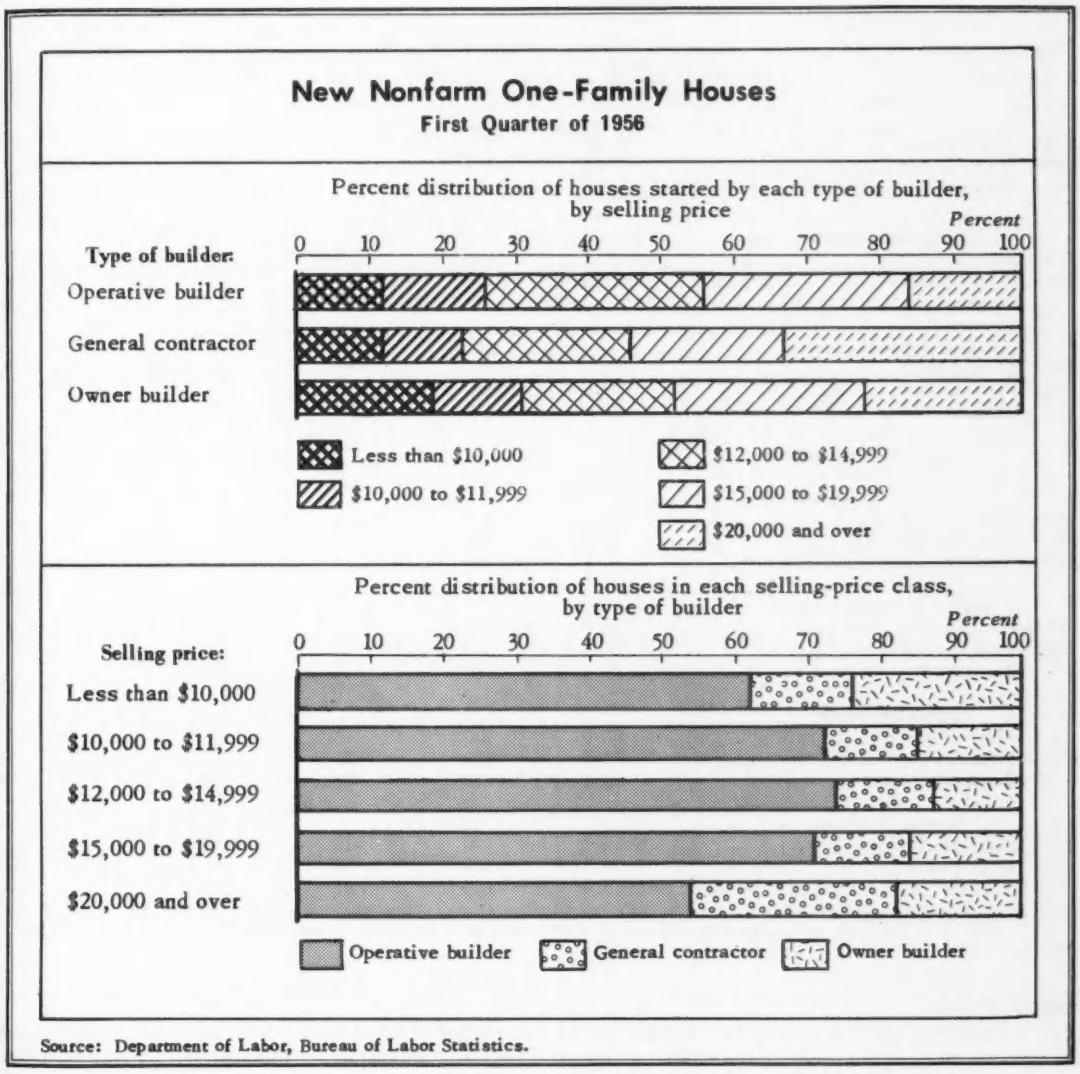
TABLE 3.—SELECTED CHARACTERISTICS OF NEW PRIVATE NONFARM 1-FAMILY HOUSES, BY TYPE OF RESIDENTIAL BUILDER, FIRST QUARTER OF 1955-56

Item	1955				1956			
	All builders	Owner builders	General contractors	Operative builders	All builders	Owner builders	General contractors	Operative builders
Nonfarm houses started: Total	[1]256,900	37,200	38,000	180,200	[1]218,600	34,900	34,900	145,800
Metropolitan areas	[1]196,300	18,200	23,500	153,400	[1]168,800	23,900	18,900	123,300
Nonmetropolitan areas	[1]60,600	19,000	14,500	26,800	[1]49,800	11,000	16,000	22,500
Median selling price	$13,700	$13,100	$16,100	$13,500	$14,500	$14,600	$15,900	$14,300
Metropolitan areas	13,800	14,700	16,900	13,600	15,300	16,400	18,900	14,700
Nonmetropolitan areas	12,000	9,400	12,900	12,100	12,700	11,300	13,500	12,600
Ratio, nonmetropolitan to metropolitan	.87	.64	.76	.89	.83	.69	.71	.86
	Percent distribution							
TOTAL								
All selling prices	100	100	100	100	100	100	100	100
Less than $10,000	18	35	15	15	14	19	12	12
$10,000 to $11,999	16	8	11	18	13	12	11	14
$12,000 to $14,999	29	18	19	34	27	21	23	30
$15,000 to $19,999	23	23	24	23	26	26	21	28
$20,000 and over	10	10	24	7	18	20	32	15
Unknown	4	6	7	3	2	2	1	1
Metropolitan areas								
All selling prices	100	100	100	100	100	100	100	100
Less than $10,000	13	19	9	14	10	11	7	10
$10,000 to $11,999	15	8	7	17	11	8	5	13
$12,000 to $14,999	31	22	20	33	26	21	15	29
$15,000 to $19,999	25	26	28	25	29	31	27	30
$20,000 and over	12	19	29	8	21	27	44	17
Unknown	4	6	7	3	3	2	2	1
Nonmetropolitan areas								
All selling prices	100	100	100	100	100	100	100	100
Less than $10,000	32	50	25	22	23	37	16	21
$10,000 to $11,999	18	9	16	26	20	20	17	21
$12,000 to $14,999	24	14	19	34	33	20	33	39
$15,000 to $19,999	17	20	18	14	15	16	15	15
$20,000 and over	5	2	15	3	9	6	18	4
Unknown	4	5	7	1	(2)	1	1	(2)
Number of bedrooms								
All houses: Total	100	100	100	100	100	100	100	100
2 bedrooms or less	23	43	37	17	21	32	32	16
3 bedrooms	68	46	53	76	70	60	60	76
4 bedrooms or more	6	3	7	6	8	8	8	8
Unknown	3	8	3	1	1	(2)	(2)	(2)
Floor area *(square feet):*								
All houses: Total	100	100	100	100	100	100	100	100
Less than 800	7	15	5	5	5	10	4	4
800 to 999	22	14	16	24	17	16	20	18
1,000 to 1,199	30	22	28	33	31	24	23	35
1,200 to 1,499	26	26	25	27	26	23	25	27
1,500 to 1,799	7	9	11	6	10	13	9	10
1,800 and over	5	5	11	4	9	13	18	6
Unknown	3	9	4	1	2	1	1	(2)

[1] Sum of individual items do not add to total which includes houses for which type of builder was unknown.
[2] Less than 0.5 percent.

houses were more expensive, on the average, than those started by operative builders. The comparatively few persons who elected to build their own houses in metropolitan areas probably took over mainly the supervisory functions of the general contractor and hired most of the actual construction work done. In the smaller communities, where the owner-built houses were on a more modest scale, it is likely that many owners did a substantial part of the construction.

The dual character of owner-builder operations is reflected in the accompanying chart which shows that there was about the same proportion of owner-built houses in the lowest as in the highest price class. This chart also points up the concentration of operative-built houses in the middle price range and of contract-built houses at the upper end of the price scale.


New Nonfarm One-Family Houses
First Quarter of 1956
Percent distribution of houses started by each type of builder, by selling price
Percent
0 10 20 30 40 50 60 70 80 90 100
Type of builder:
Operative builder
General contractor
Owner builder
Less than $10,000
$10,000 to $11,999
$12,000 to $14,999
$15,000 to $19,999
$20,000 and over
Percent distribution of houses in each selling-price class, by type of builder
Percent
0 10 20 30 40 50 60 70 80 90 100
Selling price:
Less than $10,000
$10,000 to $11,999
$12,000 to $14,999
$15,000 to $19,999
$20,000 and over
Operative builder
General contractor
Owner builder

Source: Department of Labor, Bureau of Labor Statistics.

Although the operative builders concentrated on the medium price market, they nevertheless built the majority of houses priced at $20,000 or more in metropolitan areas in 1955 and 1956. In this upper price range, many homeowners "trading up" to get additional space for their growing families probably chose to take advantage of the economies of construction in neighborhood developments rather than contracting for a house to be built to their individual specifications. Also, as communities became more built up and desirable individual lots were increasingly difficult and expensive to obtain, home purchasers turned to operative builders who owned building sites. Another consideration was that operative builders--especially when selling from models--were tending to incorporate individuality and refinements of design in their basic models and offer optional features associated with custom-built houses.

TABLE 4.--PERCENT DISTRIBUTION OF NEW PRIVATE NONFARM 1-FAMILY HOUSES, BY TYPE OF RESIDENTIAL BUILDER AND BY METROPOLITAN-NONMETROPOLITAN LOCATION AND REGION, SELECTED PERIODS OF 1955-56

Location and period	Number of houses started *(in thousands)*	Percent distribution, by type of builder			
		All builders[1]	Owner builders	General contractors	Operative builders
Total					
1955: First quarter	256.9	100	14	15	70
1956: First quarter	218.6	100	16	16	67
October	83.2	100	14	24	62
Metropolitan areas					
1955: First quarter	196.3	100	9	12	78
1956: First quarter	168.8	100	14	11	73
October	57.3	100	9	17	74
Nonmetropolitan areas					
1955: First quarter	60.6	100	31	24	44
1956: First quarter	49.8	100	22	33	45
October	25.9	100	27	38	35
Geographic regions					
Region I--Northeast:					
1955: First quarter	44.3	100	13	10	77
1956: First quarter	36.8	100	19	17	63
October	20.5	100	14	25	61
Region II--North Central					
1955: First quarter	58.9	100	15	23	62
1956: First quarter	52.7	100	14	21	65
October	26.1	100	14	23	63
Region III--South					
1955: First quarter	87.0	100	17	16	66
1956: First quarter	74.8	100	20	16	61
October	23.3	100	16	24	60
Region IV--West					
1955: First quarter	66.7	100	12	10	78
1956: First quarter	54.3	100	10	10	79
October	13.3	100	12	23	65

[1] Sum of individual items may not add to 100 since total includes houses for which type of builder was unknown.

Size of Houses

Operative builders concentrated more on 3-bedroom houses and built relatively fewer houses with 2 bedrooms or less than either the owner builders or builders operating as general contractors (table 3). All three types of builders started about the same proportion (8 percent) of houses with 4 or more bedrooms in 1956.

The relationships among the three types of builders with reference to the floor areas[19] of their houses were essentially the same as were observed for selling prices. The operative builders started the highest proportion of medium-size houses (with 1,000 to 1,499 square feet of floor area); the general

[19] The floor area (in square feet) is measured to the outside surfaces of the walls and consists of all finished space (including halls, closets, laundry, and utility rooms) with a height of 5 feet or more on all floors above the basement level. Garages or carports; unfinished attic space; open or screened porches; and recreation (finished or unfinished), storage, laundry, and utility rooms in the basement are not included in the measurement of floor area.

contractors built relatively more of the spacious houses measuring 1,800 square feet or more; and the owner builders started the largest proportion of the houses having less than 800 square feet, which comprised only a very small fraction of the 1955-56 houses. However, more than a fourth of the owner-built houses in 1956 had a minimum of 1,500 square feet--about the same proportion as for general contractors.

Geographic Region

In each of the four broad geographic regions, operative builders undertook three-fifths or more of the houses under construction in the first quarters of 1955 and 1956 and also in October 1956 (table 4). In all three survey periods, the West had the highest proportion of speculatively built houses, reflecting the extensive tract developments in Los Angeles and other rapidly expanding housing markets in the West. However, a marked shift to general contracting had occurred in all regions except the North Central by October 1956, when contract-built houses accounted for about a fourth of the new units in each region. In the North Central Region, the general contractor's share remained at about a fourth of the total in all three survey periods. The South, where more than half of the new nonmetropolitan housing was located, had slightly higher fractions of owner-built houses than any other region.

STATISTICAL SERIES

NOTE: ALL THE STATISTICAL SERIES IN CONSTRUCTION REVIEW ARE SUBJECT TO REVISION FOR THE LATEST PERIOD SHOWN.

Part A—Construction Put in Place

NOTE: The monthly estimates in Part A are determined primarily by past contract award movements, standard progress patterns, and assumed normal seasonal movements. They do not reflect the effects of varying numbers of working days in different months, nor of special conditions influencing the volume of activity in any given month, such as unusual weather, materials shortages, overtime, work stoppages, and delays.

Table A-1: New Construction Put in Place: Current Month, by Type of Construction

Type of construction	Value *(in millions of dollars)*						Percent change		
	1958			1957	First 8 months		Aug. 1958 from—		First 8 months, 1957-58
	Aug.	July	June	Aug.	1958	1957	July 1958	Aug. 1957	
TOTAL NEW CONSTRUCTION	**4,803**	**4,642**	**4,397**	**4,667**	**31,532**	**31,202**	**+ 3**	**+ 3**	**+ 1**
PRIVATE CONSTRUCTION	**3,215**	**3,128**	**2,979**	**3,196**	**21,856**	**22,040**	**+ 3**	**+ 1**	**- 1**
Residential buildings (nonfarm)	1,718	1,641	1,539	1,611	11,018	10,933	+ 5	+ 7	+ 1
New dwelling units	1,280	1,200	1,110	1,180	8,135	8,055	+ 7	+ 8	+ 1
Additions and alterations	387	389	377	387	2,482	2,574	- 1	0	- 4
Nonhousekeeping	51	52	52	44	401	304	- 2	+16	+32
Nonresidential buildings	743	754	735	842	5,747	6,231	- 1	-12	- 8
Industrial	179	185	193	301	1,740	2,411	- 3	-41	-28
Commercial	316	326	315	319	2,295	2,274	- 3	- 1	+ 1
Office buildings and warehouses	169	169	169	172	1,324	1,180	0	- 2	+12
Stores, restaurants, and garages	147	157	146	147	971	1,094	- 6	0	-11
Other nonresidential buildings	248	243	227	222	1,712	1,546	+ 2	+12	+11
Religious	79	75	70	80	543	555	+ 5	- 1	- 2
Educational	52	50	46	47	359	336	+ 4	+11	+ 7
Hospital and institutional	53	52	51	49	408	319	+ 2	+ 8	+28
Social and recreational	42	41	37	29	256	199	+ 2	+45	+29
Miscellaneous	22	25	23	17	146	137	-12	+29	+ 7
Farm construction	175	171	162	173	1,102	1,084	+ 2	+ 1	+ 2
Public utilities	562	542	524	549	3,868	3,657	+ 4	+ 2	+ 6
Railroad	34	33	30	34	227	264	+ 3	0	-14
Telephone and telegraph	77	77	77	89	619	723	0	-13	-14
Other public utilities	451	432	417	426	3,022	2,670	+ 4	+ 6	+13
All other private	17	20	19	21	121	135	-15	-19	-10
PUBLIC CONSTRUCTION	**1,588**	**1,514**	**1,418**	**1,471**	**9,676**	**9,162**	**+ 5**	**+ 8**	**+ 6**
Residential buildings	71	69	65	49	505	290	+ 3	+45	+74
Nonresidential buildings	422	417	406	416	2,991	2,952	+ 1	+ 1	+ 1
Industrial	34	34	34	41	252	332	0	-17	-24
Educational	257	263	257	258	1,902	1,841	- 2	(1)	+ 3
Hospital and institutional	34	31	30	30	221	227	+10	+13	- 3
Administrative and service	54	48	45	44	323	287	+13	+23	+13
Other nonresidential buildings	43	41	40	43	293	265	+ 5	0	+11
Military facilities	120	105	95	142	725	847	+14	-15	-14
Highways	675	635	580	577	3,530	3,229	+ 6	+17	+ 9
Sewer and water systems	131	128	123	128	906	895	+ 2	+ 2	+ 1
Sewer	79	77	73	76	538	504	+ 3	+ 4	+ 7
Water	52	51	50	52	368	391	+ 2	0	- 6
Public service enterprises	51	46	41	43	284	255	+11	+19	+11
Conservation and development	103	101	96	104	648	614	+ 2	- 1	+ 6
All other public	15	13	12	12	87	80	+15	+25	+ 9

Source: Departments of Commerce and Labor.

[1] Change of less than one-half of 1 percent.

Table A-2: New Construction Put in Place: Recent Monthly Trend, by Type of Construction

(Value, in millions of dollars)

Type of construction	1957								1958				
	May	June	July [1]	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May
TOTAL NEW CONSTRUCTION	4,127	4,425	4,477	4,667	4,682	4,609	4,208	3,791	3,380	3,153	3,400	3,703	4,054
PRIVATE CONSTRUCTION	2,882	3,060	3,124	3,196	3,185	3,143	3,020	2,750	2,435	2,301	2,442	2,583	2,773
Residential bldgs. (nonfarm)	1,436	1,545	1,586	1,611	1,611	1,586	1,524	1,365	1,165	1,083	1,177	1,288	1,407
New dwelling units	1,020	1,105	[2] 1,155	1,180	1,190	1,180	1,140	1,050	895	815	890	945	1,000
Additions and alterations	379	400	[2] 392	387	374	357	333	265	220	219	239	295	356
Nonhousekeeping	37	40	39	44	47	49	51	50	50	49	48	48	51
Nonresidential buildings	783	824	814	842	840	844	842	799	746	705	689	677	698
Industrial	306	308	297	301	293	289	287	277	274	252	235	218	204
Commercial	286	308	310	319	322	330	332	306	270	258	262	263	285
Office buildings and warehouses	147	155	159	172	173	179	183	178	167	161	161	163	165
Stores, restaurants, and garages	139	153	151	147	149	151	149	128	103	97	101	100	120
Other nonresidential bldgs.	191	208	207	222	225	225	223	216	202	195	192	196	209
Religious	68	73	75	80	81	80	78	74	68	64	61	61	65
Educational	40	43	42	47	48	48	47	46	43	42	41	42	43
Hospital & institutional	41	44	43	49	51	52	52	51	51	50	50	50	51
Social and recreational	24	26	27	29	29	28	28	27	25	25	26	28	32
Miscellaneous	18	22	20	17	16	17	18	18	15	14	14	15	18
Farm construction	146	159	169	173	159	133	114	100	101	105	114	127	147
Public utilities	497	511	536	549	556	564	525	472	411	397	450	478	504
Railroad	34	33	42	34	37	37	36	32	26	21	27	27	29
Telephone and telegraph	101	90	95	89	87	96	84	78	74	71	80	82	81
Other public utilities	362	388	399	426	432	431	405	362	311	305	343	369	394
All other private	20	21	19	21	19	16	15	14	12	11	12	13	17
PUBLIC CONSTRUCTION	1,245	1,365	1,353	1,471	1,497	1,466	1,188	1,041	945	852	958	1,120	1,281
Residential buildings	38	40	[3] 40	49	52	54	56	54	59	56	60	62	63
Nonresidential buildings	382	406	390	416	416	409	367	342	340	308	347	370	391
Industrial	43	44	[3] 38	41	36	38	36	31	29	28	29	31	33
Educational	232	254	248	258	261	262	235	226	226	201	222	237	239
Hospital and institutional	32	32	28	30	30	27	25	24	22	21	26	28	29
Administrative & service	39	39	39	44	46	41	34	31	30	29	36	39	42
Other nonresidential bldgs.	36	37	37	43	43	41	37	30	33	29	34	35	38
Military facilities	108	112	[3] 121	142	138	132	108	97	87	73	77	80	88
Highways	470	548	[3] 539	577	607	604	425	350	260	240	265	375	500
Sewer and water systems	117	120	120	128	126	117	107	99	99	91	105	111	118
Sewer	64	66	68	76	76	72	67	62	59	54	62	65	69
Water	53	54	52	52	50	45	40	37	40	37	43	46	49
Public service enterprises	35	38	38	43	44	38	31	25	27	21	28	33	37
Conservation & development	83	89	[3] 94	104	103	101	96	67	65	56	67	78	82
All other public	12	12	11	12	11	11	8	7	8	7	9	11	12

Source: Departments of Commerce and Labor. [1] Data for individual types of construction were adjusted specifically for effect of cement shortages in July 1957, except where noted. [2] Not adjusted for effect of cement shortages. [3] Based chiefly on actual project progress reports which reflect all current influences on construction activity for the types of work shown. (State and locally owned highway data were adjusted on the basis of findings from the federally aided portion.)

COMPOSITION OF REGIONS AND GEOGRAPHIC DIVISIONS

NORTHEAST

1. New England
Connecticut
Maine
Massachusetts
New Hampshire
Rhode Island
Vermont

2. Middle Atlantic
New Jersey
New York
Pennsylvania

NORTH CENTRAL

3. E. N. Central
Illinois
Indiana
Michigan
Ohio
Wisconsin

4. W. N. Central
Iowa
Kansas
Minnesota
Missouri
Nebraska
North Dakota
South Dakota

SOUTH

5. S. Atlantic
Delaware
Dist. of Col.
Florida
Georgia
Maryland
N. Carolina
S. Carolina
Virginia
W. Virginia

6. E. S. Central
Alabama
Kentucky
Mississippi
Tennessee

7. W. S. Central
Arkansas
Louisiana
Oklahoma
Texas

WEST

8. Mountain
Arizona
Colorado
Idaho
Montana
Nevada
New Mexico
Utah
Wyoming

9. Pacific
California
Oregon
Washington

NONFARM POPULATION DISTRIBUTION IN 1950

NORTHEAST—29.5 percent. *NORTH CENTRAL*—29.0 percent. *SOUTH*—27.7 percent. *WEST*—13.8 percent.

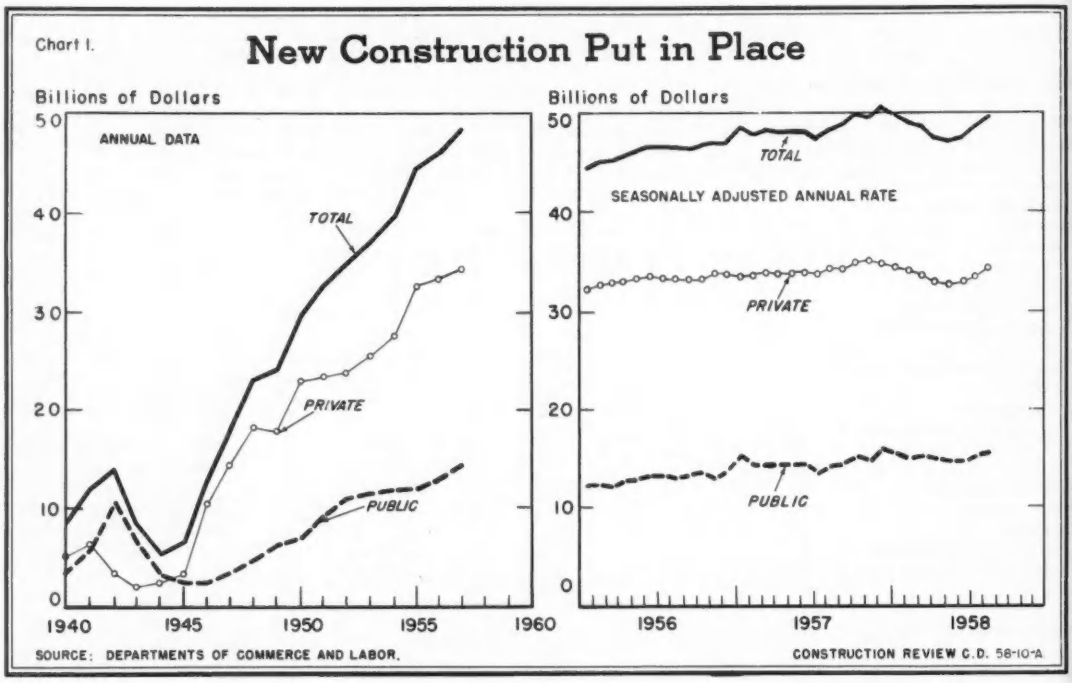


Table A-3: New Construction Put in Place: Seasonally Adjusted Annual Rate, by Type of Construction

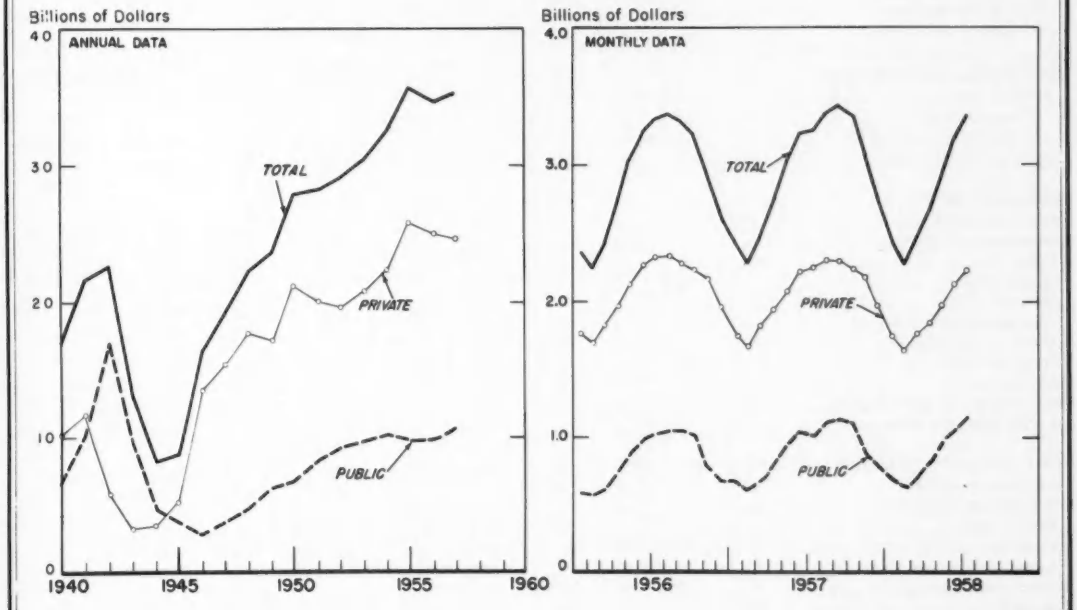
(Value, in millions of dollars)

Type of construction	Seasonally adjusted annual rate							Annual total	
	1957		1958						
	July[1]	Aug.	Apr.	May	June	July	Aug.	1956	1957
TOTAL NEW CONSTRUCTION	**47,208**	**48,408**	**47,520**	**47,148**	**47,628**	**48,696**	**49,440**	**46,292**	**48,492**
PRIVATE CONSTRUCTION	**33,732**	**34,248**	**32,808**	**32,592**	**32,916**	**33,648**	**34,272**	**33,287**	**34,138**
Residential buildings (nonfarm)	[2]16,596	16,944	16,200	16,008	16,416	17,172	18,072	17,677	17,019
Nonresidential buildings	9,444	9,636	8,796	8,796	8,748	8,688	8,424	8,817	9,556
Industrial	3,600	3,612	2,664	2,520	2,340	2,244	2,148	3,084	3,557
Commercial	3,504	3,552	3,528	3,624	3,732	3,696	3,528	3,631	3,564
Office buildings and warehouses	1,932	1,980	2,148	2,124	2,136	2,052	1,956	1,684	1,893
Stores, restaurants, and garages	1,572	1,572	1,380	1,500	1,596	1,644	1,572	1,947	1,671
Other nonresidential buildings	2,340	2,472	2,604	2,652	2,676	2,748	2,748	2,102	2,435
Farm construction	1,596	1,596	1,608	1,608	1,620	1,620	1,620	1,560	1,590
Public utilities	5,916	5,844	6,036	5,988	5,928	5,976	5,976	5,113	5,774
All other private	180	228	168	192	204	192	180	120	199
PUBLIC CONSTRUCTION	**13,476**	**14,160**	**14,712**	**14,556**	**14,712**	**15,048**	**15,168**	**13,005**	**14,354**
Residential buildings	[3]516	588	720	768	756	888	840	292	506
Nonresidential buildings	4,284	4,488	4,512	4,452	4,548	4,560	4,548	4,074	4,486
Military facilities	[3]1,296	1,440	1,056	1,080	1,032	1,128	1,224	1,395	1,322
Highways	[3]4,692	4,716	5,556	5,400	5,436	5,520	5,508	4,655	5,215
Sewer and water systems	1,272	1,344	1,320	1,344	1,356	1,356	1,368	1,275	1,344
Sewer	708	804	768	792	816	804	828	701	781
Water	564	540	552	552	540	552	540	574	563
Public service enterprises	348	384	432	456	444	432	456	384	393
Conservation and development	[3]960	1,092	984	924	1,020	1,032	1,080	826	971
All other public	108	108	132	132	120	132	144	104	117

Source: Departments of Commerce and Labor. [1] [2] [3] See footnotes to table A-2.

Chart 2.

New Construction Put in Place
(In 1947-49 Prices)



SOURCE: DEPARTMENTS OF COMMERCE AND LABOR. CONSTRUCTION REVIEW C. D. 58-10-B

Table A-4: New Construction Put in Place: Value in 1947-49 Prices, by Type of Construction

(Millions of dollars)

Type of construction	1957		1958			Year				
	June	July[1]	May	June	July	1953	1954	1955	1956	1957
TOTAL NEW CONSTRUCTION	**3,244**	[1]3,259	**2,941**	**3,184**	**3,359**	**30,459**	**32,612**	**35,702**	**35,092**	**35,426**
PRIVATE CONSTRUCTION	**2,212**	**2,241**	**1,985**	**2,125**	**2,229**	**20,958**	**22,526**	**25,810**	**24,963**	**24,663**
Residential buildings (nonfarm)	1,169	[2]1,194	1,067	1,159	1,236	11,365	12,777	15,078	13,648	12,903
Nonresidential buildings	586	576	491	515	526	4,655	5,073	6,012	6,587	6,805
Industrial	215	208	145	137	131	1,807	1,690	1,946	2,304	2,506
Office buildings & warehouses	114	116	118	120	120	640	789	1,054	1,289	1,389
Stores, restaurants, & garages	109	106	83	101	108	857	998	1,472	1,441	1,186
Other nonresidential buildings	148	146	145	157	167	1,351	1,596	1,540	1,553	1,724
Farm construction	125	132	115	126	133	1,484	1,420	1,350	1,266	1,247
Public utilities	318	327	301	313	322	3,362	3,166	3,257	3,381	3,580
All other private	14	12	11	12	12	92	90	113	81	128
PUBLIC CONSTRUCTION	**1,032**	**1,018**	**956**	**1,059**	**1,130**	**9,501**	**10,086**	**9,892**	**10,129**	**10,763**
Residential buildings	30	[3]30	48	49	52	459	281	213	225	383
Nonresidential buildings	288	276	264	281	287	3,531	3,738	3,291	3,016	3,179
Industrial	31	27	23	24	24	1,434	1,253	588	338	333
Educational	180	175	166	177	181	1,397	1,694	1,888	1,891	2,003
Hospital and institutional	23	20	20	21	21	297	286	249	220	236
Other nonresidential buildings	54	54	55	59	61	403	505	566	567	607
Military facilities	84	[3]90	65	70	77	1,105	872	1,086	1,085	982
Highways	465	[3]457	427	492	538	2,851	3,689	3,812	4,079	4,421
Sewer and water systems	78	76	73	76	79	681	724	769	859	865
Public service enterprises	22	22	21	24	27	122	133	157	240	232
Conservation and development	57	[3]60	51	60	62	688	571	497	556	625
All other public	8	7	7	7	8	64	78	67	69	76

Source: Departments of Commerce and Labor. [1] [2] [3] See footnotes to table A-2.

Table A-5: New Public Construction Put in Place, by Source of Funds, Ownership, and Type of Construction

Source of funds, ownership, and type of construction	Value *(in millions of dollars)*								Percent change		
	1957	1958					First 8 months		Aug. 1958 from--		First 8 months, 1957-58
	Aug.	Apr.	May	June	July	Aug.	1957	1958	Aug. 1957	July 1958	
TOTAL PUBLIC CONSTRUCTION	**1,471**	**1,120**	**1,281**	**1,418**	**1,514**	**1,588**	**9,162**	**9,676**	**+ 8**	**+ 5**	**+ 6**
Federal funds	465	351	410	465	509	545	2,704	3,134	+17	+ 7	+16
Direct Federal	318	223	244	270	287	307	1,915	1,931	- 3	+ 7	+ 1
Federal grants-in-aid[1]	147	128	166	195	222	238	789	1,203	+62	+ 7	+52
State and local funds	1,006	769	871	953	1,005	1,043	6,458	6,542	+ 4	+ 4	+ 1
FEDERALLY OWNED	**318**	**223**	**244**	**270**	**287**	**307**	**1,915**	**1,931**	**- 3**	**+ 7**	**+ 1**
Residential buildings	18	23	24	26	27	29	70	198	+61	+ 7	+183
Nonresidential buildings	54	43	48	50	51	52	412	359	- 4	+ 2	-13
Industrial	41	31	33	34	34	34	332	252	-17	0	-24
Educational	1	0	1	1	1	1	5	6	0	0	+20
Hospital	4	3	3	3	3	3	31	22	-25	0	-29
Administrative and service	6	7	8	9	10	11	31	61	+83	+10	+97
Other nonresidential	2	2	3	3	3	3	13	18	+50	0	+38
Military facilities	142	80	88	95	105	120	847	725	-15	+14	-14
Highways	13	8	11	13	13	14	68	74	+ 8	+ 8	+ 9
Conservation and development	89	67	71	84	89	90	510	562	+ 1	+ 1	+10
All other federally owned	2	2	2	2	2	2	8	13	0	0	+63
STATE AND LOCALLY OWNED	**1,153**	**897**	**1,037**	**1,148**	**1,227**	**1,281**	**7,247**	**7,745**	**+11**	**+ 4**	**+ 7**
Residential buildings	31	39	39	39	42	42	220	307	+35	0	+40
Nonresidential buildings	362	327	333	356	366	370	2,540	2,632	+ 2	+ 1	+ 4
Educational	257	237	238	256	262	256	1,836	1,896	(2)	- 2	+ 3
Hospital	26	25	26	27	29	31	196	200	+19	+ 7	+ 2
Administrative and service	38	32	34	36	38	43	256	262	+13	+13	+ 2
Other nonresidential	41	33	35	37	37	40	252	274	- 2	+ 8	+ 9
Highways	564	367	489	567	622	661	3,161	3,456	+17	+ 6	+ 9
Sewer and water systems	128	111	118	123	128	131	895	906	+ 2	+ 2	+ 1
Sewer	76	65	69	73	77	79	504	538	+ 4	+ 3	+ 7
Water	52	46	49	50	51	52	391	368	0	+ 2	- 6
All other State and locally owned	68	53	58	63	69	77	431	444	+13	+12	+ 3

Source: Departments of Commerce and Labor.

[1] Construction programs currently receiving Federal grants-in-aid cover highways, schools, hospitals, airports, and miscellaneous community facilities.

[2] Change of less than one-half of 1 percent.

Table B-1: New Nonfarm Dwelling Units Started, by Ownership, Location, and Type of Structure

Period	Total	Ownership		Location [1]		Type of structure			
		Private	Public	Metropolitan [2]	Nonmetropolitan [2]	1-family houses	Units in 2-or-more family structures: All	2-4 family	5-or-more family
NUMBER OF NEW DWELLING UNITS *(in thousands)*									
Year: 1951	1,091.3	1,020.1	71.2	776.8	314.5	900.1	191.2	(3)	(3)
1952	1,127.0	1,068.5	58.5	794.9	332.1	942.5	184.5	(3)	(3)
1953	1,103.8	1,068.3	35.5	803.5	300.3	937.8	166.0	(3)	(3)
1954	1,220.4	1,201.7	18.7	896.9	323.5	1,077.9	142.5	51.9	90.6
1955	1,328.9	1,309.5	19.4	975.8	353.1	1,194.4	134.5	49.2	85.3
1956	1,118.1	1,093.9	24.2	779.8	338.3	989.7	128.4	46.4	82.0
1957	1,041.9	992.8	49.1	699.7	342.2	872.7	169.2	51.8	117.4
First 7 months, 1957	611.4	579.2	32.2	412.8	198.6	517.2	94.2	30.0	64.2
First 7 months, 1958	645.5	605.2	40.3	434.8	210.7	(4)	(4)	(4)	(4)
1957: July	97.8	93.9	3.9	63.4	34.4	84.3	13.5	4.2	9.3
August	100.0	96.8	3.2	67.7	32.3	82.3	17.7	4.2	13.5
September	91.9	90.2	1.7	61.5	30.4	78.2	13.7	4.7	9.0
October	97.0	88.4	8.6	61.8	35.2	78.8	18.2	4.8	13.4
November	78.2	75.7	2.5	52.5	25.7	64.9	13.3	4.2	9.1
December	63.4	62.5	.9	43.4	20.0	51.3	12.1	3.9	8.2
1958: January	67.9	62.9	5.0	44.5	23.4	54.0	13.9	3.9	10.0
February	66.1	61.0	5.1	44.4	21.7	53.0	13.1	4.0	9.1
March	81.4	77.3	4.1	54.8	26.6	65.1	16.3	4.9	11.4
April	99.1	94.2	4.9	67.4	31.7	78.8	20.3	5.2	15.1
May	105.0	98.0	7.0	70.9	34.1	(4)	(4)	(4)	(4)
June	115.0	104.5	10.5	76.7	38.3	(4)	(4)	(4)	(4)
July	111.0	107.3	3.7	76.1	34.9	(4)	(4)	(4)	(4)
Percent change									
First 7 months, 1957-58	+ 5.6	+ 4.5	+25.2	+ 5.3	+ 6.1	--	--	--	--
June-July 1958	- 3.5	+ 2.7	-64.8	- .8	- 8.9	--	--	--	--
July, 1957-58	+13.5	+14.3	- 5.1	+20.0	+ 1.5	--	--	--	--
PERCENT DISTRIBUTION									
Year: 1951	100	93.5	6.5	71.2	28.8	82.5	17.5	--	--
1952	100	94.8	5.2	70.5	29.5	83.6	16.4	--	--
1953	100	96.8	3.2	72.8	27.2	85.0	15.0	--	--
1954	100	98.5	1.5	73.5	26.5	88.3	11.7	4.3	7.4
1955	100	98.5	1.5	73.4	26.6	89.9	10.1	3.7	6.4
1956	100	97.8	2.2	69.7	30.3	88.5	11.5	4.2	7.3
1957	100	95.3	4.7	67.2	32.8	83.8	16.2	5.0	11.2
First 7 months, 1957	100	94.7	5.3	67.5	32.5	84.6	15.4	4.9	10.5
First 7 months, 1958	100	93.8	6.2	67.4	32.6	--	--	--	--
1957: July	100	96.0	4.0	64.8	35.2	86.2	13.8	4.3	9.5
August	100	96.8	3.2	67.7	32.3	82.3	17.7	4.2	13.5
September	100	98.2	1.8	66.9	33.1	85.1	14.9	5.1	9.8
October	100	91.1	8.9	63.7	36.3	81.2	18.8	5.0	13.8
November	100	96.8	3.2	67.1	32.9	83.0	17.0	5.4	11.6
December	100	98.6	1.4	68.5	31.5	80.9	19.1	6.2	12.9
1958: January	100	92.6	7.4	65.5	34.5	79.5	20.5	5.8	14.7
February	100	92.3	7.7	67.2	32.8	80.2	19.8	6.1	13.7
March	100	95.0	5.0	67.3	32.7	80.0	20.0	6.0	14.0
April	100	95.1	4.9	68.0	32.0	79.5	20.5	5.3	15.2
May	100	93.3	6.7	67.5	32.5	--	--	--	--
June	100	90.9	9.1	66.7	33.3	--	--	--	--
July	100	96.7	3.3	68.6	31.4	--	--	--	--

Source: Department of Labor. [1] Data by urban and rural-nonfarm classification for 1920-53 are available upon request. [2] Annual data not available before 1950; monthly data not available before January 1953. [3] Not available before January 1954. Tabulations showing the number of units in 2-family and 3-or-more family structures for 1920-53 are available upon request. [4] Not yet available.

Table B-2: New Private Nonfarm Dwelling Units Started: Seasonally Adjusted Annual Rate

Year	Number of new dwelling units *(in thousands)*											
	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
1946	674	706	774	710	689	656	641	643	605	613	614	648
1947	690	717	699	704	740	797	843	899	993	1,031	1,027	963
1948	928	813	950	1,027	997	993	975	897	863	802	806	813
1949	800	779	803	892	911	935	964	1,028	1,092	1,149	1,244	1,266
1950	1,310	1,300	1,405	1,382	1,457	1,482	1,468	1,486	1,271	1,142	1,107	1,292
1951	1,360	1,171	1,071	975	984	941	918	961	1,054	1,012	970	973
1952	1,001	1,112	1,072	1,028	1,029	1,016	1,080	1,066	1,101	1,131	1,104	1,097
1953	1,104	1,092	1,128	1,134	1,083	1,071	1,036	1,007	1,029	1,034	1,068	1,039
1954	1,051	1,100	1,103	1,116	1,102	1,180	1,220	1,226	1,273	1,275	1,376	1,443
1955	1,410	1,324	1,349	1,363	1,381	1,372	1,316	1,311	1,285	1,214	1,176	1,174
1956	1,195	1,127	1,094	1,157	1,146	1,091	1,070	1,136	1,008	1,052	1,027	1,020
1957	962	935	933	962	994	995	1,015	1,056	1,012	1,020	1,009	1,000
1958	1,020	915	918	983	1,010	1,090	1,160					

Source: Department of Labor.

Chart 3.

Housing Starts (Unadjusted and Seasonally Adjusted)

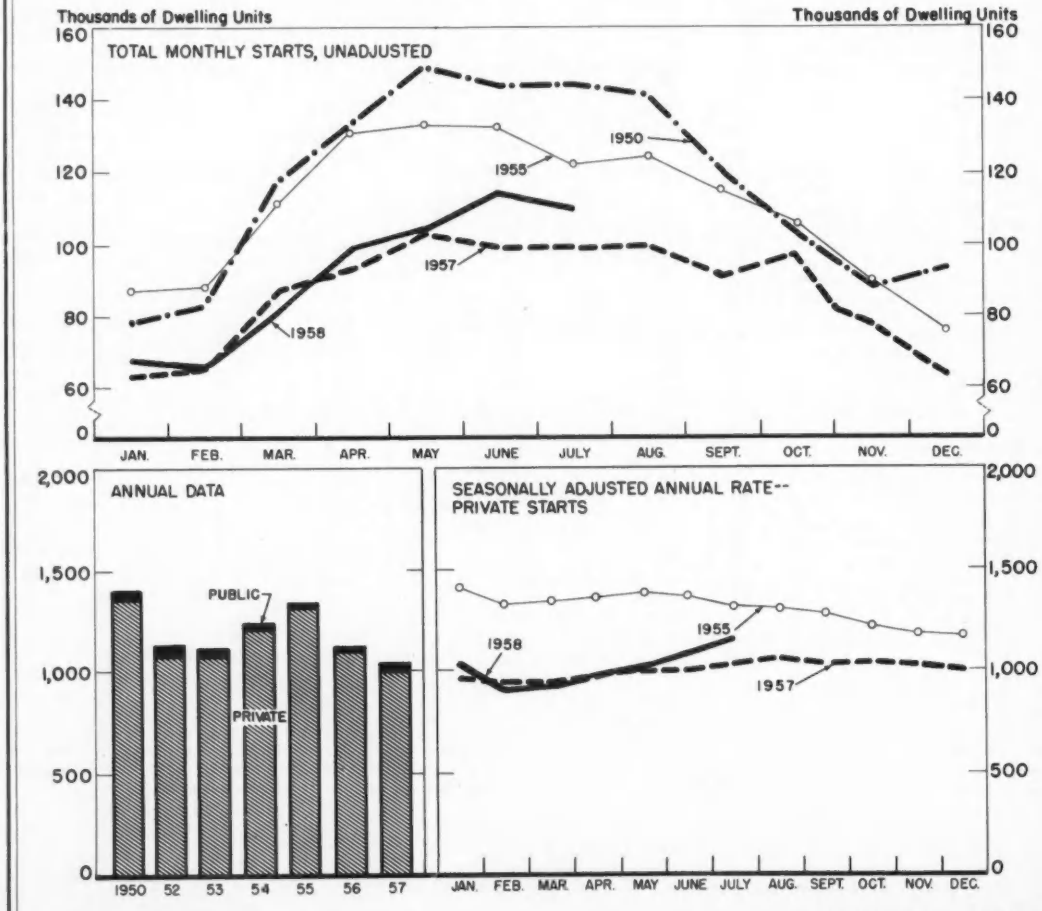


Table B-3: New Private 1-Family Houses Started: Average Construction Cost

Year	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Annual average
	AVERAGE CONSTRUCTION COST												
1946	$5,250	$5,400	$5,850	$5,575	$5,475	$5,425	$5,375	$5,450	$5,450	$5,625	$5,675	$5,575	$5,525
1947	5,700	5,825	6,150	6,275	6,250	6,450	6,725	6,950	7,025	7,275	7,525	7,650	6,750
1948	7,250	7,450	7,550	7,775	7,950	8,050	8,050	8,100	7,900	7,825	7,900	7,900	7,850
1949	7,650	7,525	7,450	7,500	7,650	7,675	7,525	7,650	7,725	7,675	7,675	7,625	7,625
1950	7,625	7,850	8,225	8,450	8,450	8,750	8,875	9,125	8,900	9,200	9,075	9,200	8,675
1951	9,100	9,250	9,175	9,325	9,475	9,475	9,400	9,300	9,450	9,225	9,250	9,125	9,300
1952	9,050	9,275	9,350	9,550	9,575	9,675	9,500	9,425	9,600	9,525	9,550	9,525	9,475
1953	9,400	9,600	9,800	10,000	9,900	10,000	10,125	10,175	10,200	10,175	9,975	10,000	9,950
1954	9,750	9,800	10,075	10,600	10,850	10,750	10,850	10,750	10,675	10,800	10,850	11,075	10,625
1955	10,575	11,125	11,250	11,250	11,400	11,400	11,475	11,425	11,525	11,575	11,575	11,625	11,350
1956	11,325	11,750	12,150	12,275	12,300	12,300	12,375	12,275	12,325	12,425	12,675	12,350	12,225
1957	12,600	12,800	12,950	13,025	13,250	13,150	13,050	12,925	13,075	13,375	13,000	12,925	13,025
1958	12,775	12,875	13,000	13,150									
	Percent change, 1957 to 1958												
	+1.4	+0.6	+0.4	+1.0									

Source: Department of Labor.

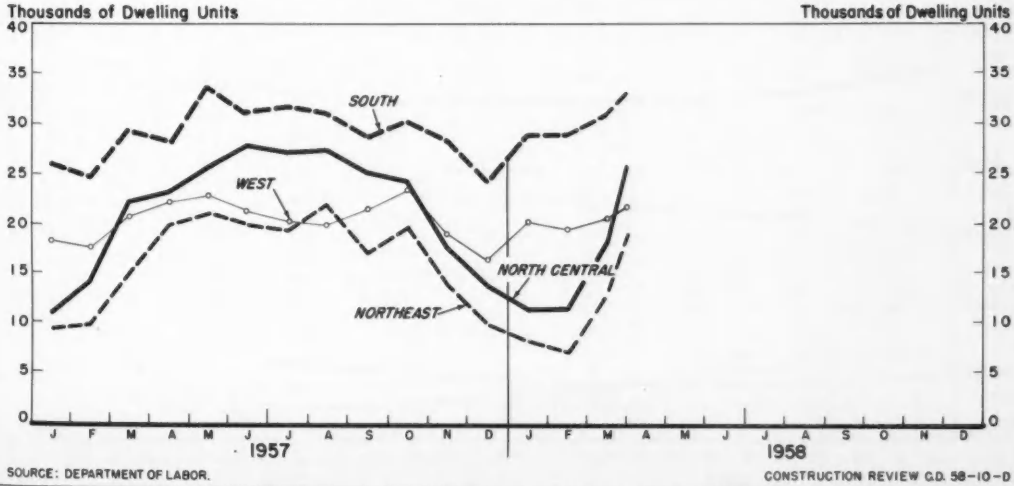
Table B-4: New Nonfarm Dwelling Units Started, by Region[1]

Region	Number of new dwelling units *(in thousands)*											Percent change, 1st 4 mos. 1957-58
	1957					1958				First 4 months		
	Apr.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	1957	1958	
TOTAL	93.7	91.9	97.0	78.2	63.4	67.9	66.1	81.4	99.1	310.7	314.5	+ 1.2
Northeast	19.9	16.9	19.5	13.8	9.8	8.1	7.0	12.3	18.9	53.7	46.3	-13.8
North Central	23.7	25.0	24.2	17.4	13.5	11.0	11.2	18.0	25.7	70.5	65.9	- 6.5
South	28.1	28.7	30.1	28.2	24.0	28.7	28.7	30.7	33.0	108.1	121.1	+12.0
West	22.0	21.3	23.2	18.8	16.1	20.1	19.2	20.4	21.5	78.4	81.2	+ 3.6

Source: Department of Labor. [1] Composition of regions, and nonfarm population distribution by region, are shown below table A-2.

Chart 4.

Housing Starts, By Regions



SOURCE: DEPARTMENT OF LABOR. CONSTRUCTION REVIEW G.D. 58-10-D

Table B-5: New Nonfarm Dwelling Units Started in Selected States, by Ownership

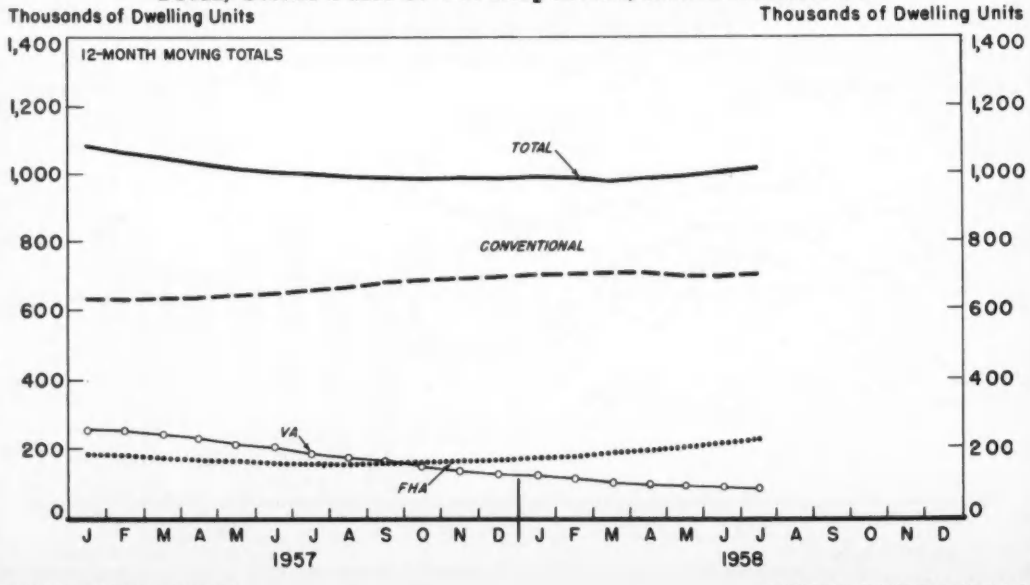
State	Number of new dwelling units *(in thousands)*						Percent change in total dwelling units	
	First quarter, 1958		Fourth quarter, 1957		First quarter, 1957		1st qtr. 1958 from--	
	Total	Private	Total	Private	Total	Private	4th qtr. 1957	1st qtr. 1957
UNITED STATES, TOTAL	**215.4**	**201.2**	**238.6**	**226.6**	**217.0**	**202.5**	**-10**	**- 1**
Selected States, total	158.5	151.9	180.0	171.6	162.0	158.4	-12	- 2
As percent of U. S. total	*(73.6)*	*(75.5)*	*(75.4)*	*(75.7)*	*(74.7)*	*(78.2)*	--	--
Arizona	4.9	4.0	4.3	4.0	4.2	3.6	+14	+17
California	40.0	39.1	41.1	39.8	40.7	40.5	- 3	- 2
Colorado	3.4	3.4	3.1	3.1	3.4	2.9	+10	0
Connecticut	2.0	1.9	3.2	3.1	3.2	3.2	-38	-38
District of Columbia	1.1	1.1	1.3	.9	.4	.3	-15	+175
Florida	23.0	21.7	24.1	22.4	18.9	18.5	- 5	+22
Illinois	9.1	8.2	11.4	11.3	11.3	11.1	-20	-19
Maryland	4.5	4.4	4.5	4.4	5.3	4.6	0	-15
Massachusetts	2.5	2.4	4.2	3.9	3.3	3.3	-40	-24
Michigan	5.3	5.3	8.7	8.4	7.5	7.5	-39	-29
New Jersey	6.1	5.8	7.5	7.5	6.6	6.6	-19	- 8
New York	9.2	9.1	17.7	14.2	11.3	10.5	-48	-19
Ohio	8.1	8.0	10.8	10.8	9.0	9.0	-25	-10
Oregon	1.8	1.6	1.3	1.3	1.3	1.3	+38	+38
Pennsylvania	6.1	5.9	8.3	8.3	7.7	7.7	-27	-21
Texas	18.4	17.0	14.5	14.3	15.6	15.6	+27	+18
Utah	1.3	1.3	1.3	1.3	1.3	1.3	0	0
Virginia	4.8	4.8	4.5	4.5	4.5	4.4	+ 7	+ 7
Washington	3.8	3.8	3.5	3.5	2.8	2.8	+ 9	+36
Wisconsin	3.1	3.1	4.7	4.6	3.7	3.7	-34	-16

Source: Department of Labor.

Chart 5.

New Private Nonfarm Dwelling Units Started

Total, Under FHA or VA Inspection, and Conventional



SOURCE: DEPARTMENT OF LABOR. CONSTRUCTION REVIEW C.D.58-10-S

Table B-6: New Private Dwelling Units: Volume in Successive Stages of FHA and VA Programs

Period	Number *(in thousands)* of new dwelling units in--								Percent of total private starts under inspection of--	
	FHA applications		VA appraisal requests*	Starts under inspection of--		FHA mortgages insured		VA loans closed*		
	Total	Excluding Capehart[1]		FHA	VA*	Total	Excluding Capehart[1]		FHA	VA
Year: 1954	383.3	383.3	535.4	276.3	307.0	150.1	150.1	243.1	23	26
1955	314.9	314.9	620.8	276.7	392.9	139.8	139.8	387.6	21	30
1956	227.6	219.4	401.5	189.3	270.7	116.2	110.9	313.5	17	25
1957	266.1	229.7	159.4	168.4	128.3	118.0	92.6	218.8	17	13
1957: July	22.0	21.2	14.0	15.7	12.3	11.0	7.6	15.6	17	13
August	28.8	25.6	14.5	17.7	11.6	10.2	8.5	14.6	18	12
September	24.9	22.5	*8.9	16.4	*11.8	6.0	5.9	*17.1	18	13
October	26.3	21.2	*6.4	18.7	*9.7	12.7	8.6	*16.9	21	11
November	16.6	16.1	*3.7	15.0	*6.4	9.9	9.9	*13.4	20	8
December	16.6	15.1	*3.5	14.2	*4.6	9.1	9.1	*11.4	23	8
1958: January	22.6	19.3	*5.3	13.3	*4.1	13.7	10.4	*10.4	21	7
February	23.4	23.2	*5.3	11.3	*2.8	12.5	10.7	*9.1	19	5
March	37.1	32.7	*8.4	16.5	*3.1	14.8	11.6	*7.7	21	4
April	37.6	35.0	*24.8	22.7	*4.8	13.8	12.1	*5.1	24	5
May	44.4	38.4	*29.2	26.0	*6.0	12.8	10.4	*4.1	27	6
June	44.7	38.7	*28.4	28.0	*8.5	18.9	12.7	*5.0	27	8
July	47.6	37.9	*28.5	29.7	*10.6	(2)	(2)	(2)	28	10
First 7 months:										
1957	152.8	129.2	122.3	86.3	84.2	70.0	50.7	145.4	15	15
1958	257.5	225.1	*129.8	147.5	*39.9	(2)	(2)	(2)	24	7
Percent change, 1957-58	+68.5	+74.2	+ 6.1	+70.9	-52.6	--	--	--	--	--

Source: Table compiled by Department of Labor from data reported by the Federal Housing Administration (HHFA) and the Veterans Administration. *Beginning with data for October 1957, all VA series are as of the calendar month. Data for September 1957 cover the period August 26th through September 30, and for all previous months, the statistics are as of the 26th through the 25th. [1]Excludes units under the armed services (Capehart) housing program, which are classified as public and whose inspection while under construction is under the auspices of the Department of Defense. [2]Not available.

Table B-7: Nonfarm Mortgage Recordings of $20,000 or Less: Number and Average Amount, and Total Amount by Type of Lender

Period	Total number *(in thousands)*	Average amount *(dollars)*	Total amount *(in millions of dollars)* recorded by--						
			All lenders	Savings and loan associations	Insurance companies	Commercial banks	Mutual savings banks	Individuals	All other lenders
Year: 1954	3,458	6,644	22,974	8,312	1,768	4,239	1,501	2,882	4,272
1955	3,913	7,279	28,484	10,452	1,932	5,617	1,858	3,362	5,265
1956	3,602	7,521	27,088	9,532	1,799	5,458	1,824	3,558	4,917
1957	3,246	7,469	24,244	9,217	1,472	4,264	1,430	3,554	4,307
First 5 months, 1957	1,324	7,415	9,816	3,684	594	1,727	542	1,489	1,781
First 5 months, 1958	1,262	7,547	9,522	3,601	538	1,775	502	1,363	1,742
1957: May	289	7,431	2,144	840	125	374	121	314	371
June	274	7,407	2,028	795	118	363	125	290	337
July	296	7,456	2,211	852	130	390	142	325	372
August	296	7,473	2,208	883	132	378	137	310	368
September	272	7,446	2,026	796	124	354	121	288	343
October	294	7,563	2,226	855	132	395	131	321	392
November	247	7,585	1,877	686	117	333	118	271	352
December	243	7,631	1,851	666	125	325	112	260	363
1958: January	237	7,512	1,782	627	111	322	98	280	344
February	227	7,491	1,701	638	101	304	87	253	318
March	250	7,450	1,866	705	108	345	94	270	344
April	268	7,536	2,022	787	105	385	103	278	363
May	279	7,722	2,151	845	113	418	120	283	373
	Percent change								
First 5 mos., 1957-58	- 5	+ 2	- 3	- 2	- 9	+ 3	- 7	- 8	- 2

Source: Table compiled by Department of Labor from data reported by the Federal Home Loan Bank Board.

(NOTE: Tables B-8 and B-9, Housing Vacancy Rates, are shown quarterly in the February, May, August, and November issues.)

Part C--Building Permits

Table C-1: Building Permit Activity: Current Summary, by Type of Building Construction

Type of building construction	Valuation (in millions of dollars)						Percent change	
	1958			1957	First 6 months		June 1957-58	1st 6 mos. 1957-58
	June	May	Apr.	June	1958	1957		
All building construction[1]	**2,032.1**	**1,842.4**	**1,793.2**	**1,795.8**	**9,450.2**	**9,238.4**	**+13**	**+ 2**
Private	**1,697.2**	**1,554.4**	**1,566.5**	**1,487.2**	**8,077.9**	**8,071.8**	**+14**	**(2)**
Public	**334.9**	**288.0**	**226.7**	**308.6**	**1,372.3**	**1,166.6**	**+ 9**	**+18**
New dwelling units[3]	1,031.0	996.7	941.3	886.6	4,818.9	4,673.8	+16	+ 3
Number of new dwelling units	*(95,123)*	*(91,526)*	*(87,905)*	*(80,394)*	*(451,270)*	*(430,240)*	*(+18)*	*(+ 5)*
New nonresidential building	791.8	655.6	654.5	705.5	3,577.0	3,508.2	+12	+ 2
Commercial buildings	199.8	200.0	269.2	221.5	1,188.0	1,099.6	-10	+ 8
Stores and other mercantile buildings	97.4	90.2	117.2	82.2	502.0	452.6	+18	+11
All other commercial buildings	102.4	109.8	152.0	139.3	686.0	647.0	-26	+ 6
Community buildings	235.0	274.0	219.5	254.4	1,306.2	1,257.5	- 8	+ 4
Industrial buildings	[4]203.5	50.9	60.2	102.8	480.3	576.3	+98	-17
All other nonresidential buildings	153.5	130.7	105.7	126.7	602.5	574.8	+21	+ 5
Additions and alterations	190.7	167.6	181.1	192.0	950.6	977.8	- 1	- 3

Source: Department of Labor. [1] Includes new nonhousekeeping residential building, not shown separately. [2] Change of less than one-half of 1 percent. [3] Housekeeping only. [4] Includes a retroactive building permit issued during the month for a steel plant, valued at $120 million, which was actually begun early in 1957.

Chart 6.

Building Permit Activity

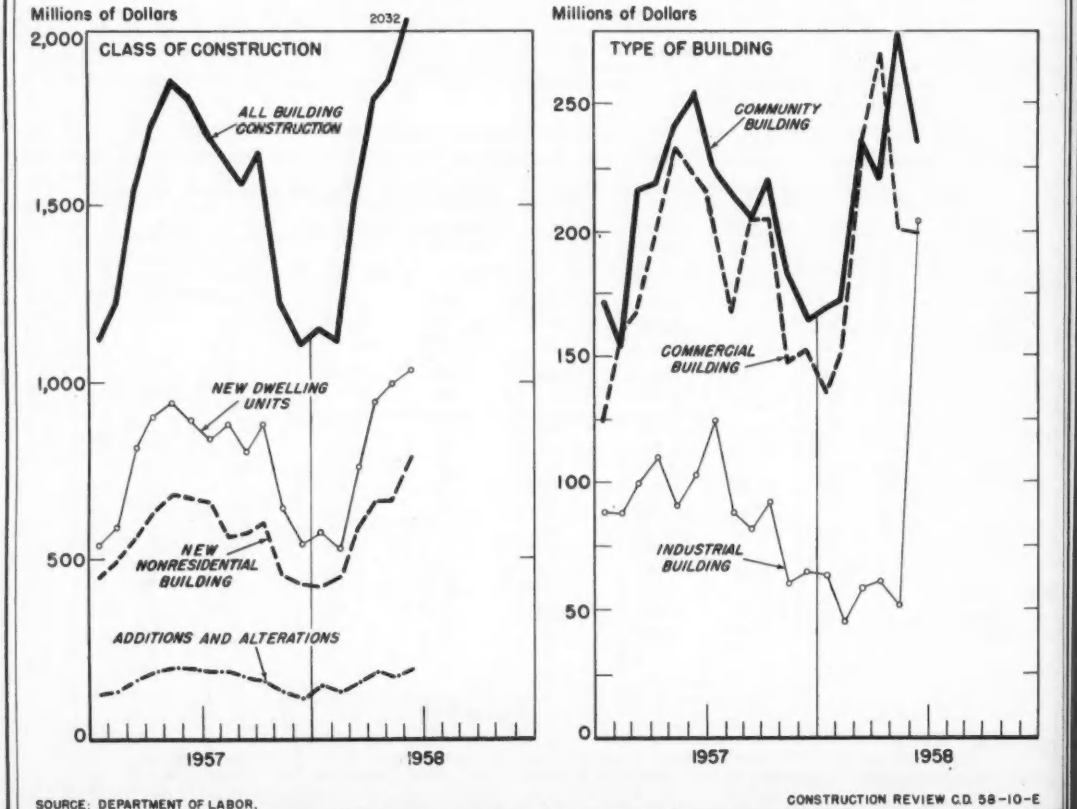


Table C-2: Building Permit Activity: Valuation, by Type of Building Construction and Region[1]

Type of building construction	Valuation *(in millions of dollars)*						Percent change, 1st 5 months 1957-58
	1957	1958			First 5 months		
	May	Mar.	Apr.	May	1957	1958	
UNITED STATES							
All building construction[2]	1,842.8	1,516.8	1,793.2	1,842.4	7,442.6	7,418.1	(3)
New dwelling units[4]	946.5	760.0	941.3	996.7	3,787.2	3,787.9	(3)
New nonresidential building	678.8	586.2	654.5	655.6	2,802.7	2,785.2	- 1
Commercial buildings	231.6	228.6	269.2	200.0	878.1	988.2	+13
Amusement buildings	13.4	13.3	17.8	17.6	53.1	73.4	+38
Commercial garages	7.1	5.0	6.6	4.1	26.3	23.3	-11
Gasoline and service stations	15.5	11.3	11.3	11.2	69.3	52.9	-24
Office buildings	106.1	119.9	116.3	77.0	359.0	434.1	+21
Stores and other mercantile bldgs.	89.4	79.0	117.2	90.2	370.4	404.6	+ 9
Community buildings	243.1	236.6	219.5	274.0	1,003.1	1,071.2	+ 7
Educational buildings	155.7	159.6	119.2	148.1	646.7	654.6	+ 1
Institutional buildings	36.7	40.8	51.0	80.3	161.5	232.0	+44
Religious buildings	50.7	36.2	49.2	45.6	194.9	184.6	- 5
Garages, private residential	23.4	10.3	18.2	19.1	69.7	58.3	-16
Industrial buildings	90.5	57.5	60.2	50.9	473.4	276.8	-42
Public utilities buildings	45.8	21.2	36.9	55.5	192.7	189.4	- 2
All other nonresidential buildings	44.4	32.0	50.5	56.0	185.7	201.2	+ 8
Additions and alterations	199.3	151.5	181.1	167.6	785.8	759.9	- 3
Northeast							
All building construction[2]	440.7	270.5	357.2	377.1	1,570.4	1,410.8	-10
New dwelling units[4]	195.5	131.2	188.0	218.0	734.2	677.4	- 8
New nonresidential building	190.4	109.8	130.2	123.4	653.5	578.8	-11
Commercial buildings	88.3	37.3	39.9	38.7	223.0	172.3	-23
Amusement buildings	4.2	2.6	3.2	2.8	12.9	15.4	+19
Commercial garages	1.9	.7	3.4	1.0	7.3	9.0	+23
Gasoline and service stations	3.1	1.8	1.5	1.5	12.0	7.8	-35
Office buildings	63.1	22.0	9.1	14.2	117.0	72.8	-38
Stores and other mercantile bldgs.	16.1	10.2	22.8	19.1	73.9	67.2	- 9
Community buildings	60.1	45.2	52.6	52.8	239.8	220.0	- 8
Educational buildings	38.3	29.4	23.3	27.0	163.7	127.3	-22
Institutional buildings	9.7	10.3	17.0	14.6	35.0	55.3	+58
Religious buildings	12.1	5.5	12.2	11.2	41.2	37.4	- 9
Garages, private residential	4.6	2.1	3.7	4.1	14.1	11.5	-18
Industrial buildings	26.0	13.7	19.6	10.7	101.0	77.2	-24
Public utilities buildings	1.6	3.7	6.3	8.1	36.8	50.2	+36
All other nonresidential buildings	9.9	7.9	8.2	9.1	38.7	47.6	+23
Additions and alterations	52.0	28.2	35.8	34.6	172.7	144.2	-17
North Central							
All building construction[2]	542.1	395.4	538.4	527.7	2,088.5	1,918.2	- 8
New dwelling units[4]	283.0	205.1	278.3	273.6	1,042.4	969.5	- 7
New nonresidential building	202.1	148.2	210.5	207.2	834.4	747.6	-10
Commercial buildings	42.0	49.1	85.4	44.7	207.9	240.6	+16
Amusement buildings	2.6	4.3	4.5	4.2	13.9	18.9	+36
Commercial garages	3.5	1.2	1.8	1.1	7.4	4.9	-34
Gasoline and service stations	5.1	3.6	3.8	3.5	21.5	16.2	-25
Office buildings	12.2	18.6	51.6	13.0	84.8	107.3	+27
Stores and other mercantile bldgs.	18.5	21.4	23.6	22.8	80.4	93.2	+16
Community buildings	77.0	61.7	82.0	111.7	304.9	332.0	+ 9
Educational buildings	52.1	42.5	46.9	63.3	183.8	192.9	+ 5
Institutional buildings	7.6	7.8	17.6	33.7	55.3	78.5	+42
Religious buildings	17.3	11.5	17.5	14.7	65.8	60.6	- 8
Garages, private residential	14.0	4.5	10.3	10.4	35.6	28.0	-21
Industrial buildings	32.9	23.1	17.2	18.5	176.5	84.2	-52
Public utilities buildings	28.0	5.2	5.6	11.7	77.2	33.1	-57
All other nonresidential buildings	8.2	4.5	10.1	10.2	32.3	29.7	- 8
Additions and alterations	55.0	40.0	46.5	45.4	203.3	192.4	- 5

See footnotes at end of table.

Table C-2: Building Permit Activity: Valuation, by Type of Building Construction and Region [1] -- Continued

Type of building construction	Valuation *(in millions of dollars)*						Percent change, 1st 5 months 1957-58
	1957	1958			First 5 months		
	May	Mar	Apr.	May	1957	1958	
	South						
All building construction [2]	426.2	418.9	457.0	451.0	1,892.8	2,073.6	+10
New dwelling units [4]	232.1	218.7	248.4	243.5	984.3	1,104.7	+12
New nonresidential building	136.7	154.9	151.5	151.6	663.3	719.9	+ 9
Commercial buildings	54.1	59.1	77.7	58.1	243.0	279.4	+15
Amusement buildings	3.9	3.2	5.9	4.6	13.9	20.3	+46
Commercial garages	.9	.3	1.2	.8	4.4	4.0	- 9
Gasoline and service stations	4.5	3.4	3.9	3.6	23.3	17.7	-24
Office buildings	15.1	24.4	35.5	17.2	82.3	103.1	+25
Stores and other mercantile bldgs.	29.8	27.8	31.2	32.0	119.1	134.4	+13
Community buildings	51.7	75.1	39.0	59.5	250.3	289.1	+16
Educational buildings	33.2	44.2	21.7	29.1	155.1	178.9	+15
Institutional buildings	4.0	18.0	4.3	19.7	35.8	55.8	+56
Religious buildings	14.5	12.9	13.0	10.8	59.4	54.4	- 8
Garages, private residential	1.8	1.5	1.9	2.0	7.8	7.7	- 1
Industrial buildings	11.9	9.6	12.7	7.4	86.7	53.2	-39
Public utilities buildings	8.1	3.1	11.2	9.4	34.1	40.3	+18
All other nonresidential buildings	9.1	6.6	8.9	15.2	41.4	50.1	+21
Additions and alterations	48.6	41.8	51.2	45.6	217.1	219.7	+ 1
	West						
All building construction [2]	433.7	431.9	440.6	486.6	1,890.9	2,015.5	+ 7
New dwelling units [4]	235.9	205.0	226.6	261.7	1,026.3	1,036.4	+ 1
New nonresidential building	149.6	173.2	162.3	173.3	651.4	738.9	+13
Commercial buildings	47.1	83.2	66.2	58.6	204.1	296.0	+45
Amusement buildings	2.7	3.3	4.1	5.9	12.4	18.8	+52
Commercial garages	.9	2.8	.2	1.2	7.3	5.4	-26
Gasoline and service stations	2.7	2.6	2.1	2.5	12.5	11.1	-11
Office buildings	15.7	54.8	20.1	32.7	74.9	151.0	+102
Stores and other mercantile bldgs.	25.1	19.6	39.6	16.2	97.1	109.6	+13
Community buildings	54.3	54.6	45.9	50.0	208.1	230.1	+11
Educational buildings	32.2	43.5	27.3	28.7	144.1	155.5	+ 8
Institutional buildings	15.3	4.7	12.2	12.2	35.4	42.3	+19
Religious buildings	6.8	6.4	6.5	9.0	28.5	32.2	+13
Garages, private residential	3.0	2.1	2.4	2.6	12.3	11.1	-10
Industrial buildings	19.7	11.2	10.7	14.3	109.2	62.3	-43
Public utilities buildings	8.1	9.2	13.8	26.3	44.5	65.7	+48
All other nonresidential buildings	17.3	13.0	23.3	21.5	73.2	73.8	+ 1
Additions and alterations	43.8	41.4	47.6	42.1	192.8	203.8	+ 6

Source: Department of Labor. [1] Composition of regions, and nonfarm population distribution by region, are shown below table A-2. [2] Includes new nonhousekeeping residential building, not shown separately. [3] Change of less than one-half of 1 percent. [4] Housekeeping only.

Table C-3: Building Permit Activity: Number of Nonresidential Buildings, by Type of Building

Type of construction	1957				1958				
	May	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May
Amusement buildings	304	218	162	175	154	147	219	328	340
Commercial garages	164	128	90	101	74	51	87	86	70
Educational buildings	445	390	303	291	373	320	443	437	465
Garages, private residential	24,385	22,508	12,163	6,470	5,993	4,932	10,539	18,898	19,720
Gasoline and service stations	959	821	630	584	613	532	674	707	685
Industrial buildings	1,235	1,356	960	914	751	694	889	1,105	963
Institutional buildings	100	126	109	89	84	65	108	115	150
Office buildings	730	726	539	455	508	451	623	645	670
Religious buildings	593	552	415	320	358	326	492	585	600
Stores and other mercantile buildings	2,774	2,199	1,786	1,498	1,692	1,553	2,212	2,411	2,430

Source: Department of Labor.

Table C-4: -Building Permit Activity: Valuation and Number of New Dwelling Units, by Type of Structure, Public-Private Ownership, and Region [1]

(Housekeeping units only)

Ownership and type of structure	Valuation *(in millions of dollars)*					Number of dwelling units				
	1957	1958		First 5 months		1957	1958		First 5 months	
	May	Apr.	May	1957	1958	May	Apr.	May	1957	1958
UNITED STATES										
All new dwelling units..	946.5	941.3	996.7	3,787.2	3,787.9	86,504	87,905	91,526	349,846	356,147
Privately owned	920.7	915.5	933.7	3,706.2	3,619.9	84,149	85,259	86,057	342,673	340,915
1-family	820.8	792.0	812.8	3,296.5	3,112.6	68,465	66,268	67,953	280,965	263,452
2-4 family.....	32.2	38.3	37.2	140.9	157.7	4,497	5,469	5,267	20,811	22,960
5-or-more family	67.7	85.2	83.7	268.7	349.6	11,187	13,522	12,837	40,897	54,503
Publicly owned	25.8	25.8	63.0	81.0	168.0	2,355	2,646	5,469	7,173	15,232
Northeast										
All new dwelling units..	195.5	188.0	218.0	734.2	677.4	16,910	16,931	19,240	63,566	60,341
Privately owned	194.0	175.8	184.5	711.5	620.7	16,753	15,806	16,327	61,468	55,364
1-family	177.1	146.5	150.5	637.2	514.3	14,503	11,719	12,289	52,350	41,513
2-4 family	5.9	7.5	8.1	24.8	28.2	738	1,021	1,079	3,416	3,737
5-or-more family	11.0	21.7	25.9	49.5	78.2	1,462	3,066	2,959	5,702	10,114
Publicly owned	1.5	12.2	33.5	22.7	56.7	157	1,125	2,922	2,098	4,977
North Central										
All new dwelling units..	283.0	278.3	273.6	1,042.4	969.5	21,699	22,193	21,492	80,662	76,728
Privately owned	283.0	270.5	269.2	1,038.4	943.8	21,699	21,299	21,056	80,363	74,255
1-family	259.6	246.1	246.2	951.6	850.4	19,027	18,188	18,075	70,103	62,542
2-4 family.....	12.3	11.1	10.9	43.5	40.5	1,244	1,254	1,218	4,634	4,593
5-or-more family	11.2	13.3	12.2	43.3	53.0	1,428	1,857	1,763	5,626	7,120
Publicly owned	0	7.7	4.4	4.0	25.7	0	894	436	299	2,473
South										
All new dwelling units..	232.1	248.4	243.5	984.3	1,104.7	24,192	26,220	25,239	102,139	115,210
Privately owned	219.3	242.8	238.8	950.8	1,049.3	23,040	25,619	24,737	99,090	109,954
1-family	199.6	218.9	219.2	873.3	949.8	19,052	21,282	20,952	85,388	92,174
2-4 family.....	4.7	7.2	6.5	24.0	31.8	944	1,309	1,164	4,785	5,886
5-or-more family	15.1	16.8	13.1	53.5	67.6	3,044	3,028	2,621	8,917	11,894
Publicly owned	12.8	5.6	4.6	33.4	55.3	1,152	601	502	3,049	5,256
West										
All new dwelling units..	235.9	226.6	261.7	1,026.3	1,036.4	23,703	22,561	25,546	103,479	193,868
Privately owned.....	224.3	226.3	241.2	1,005.5	1,006.1	22,657	22,535	23,937	101,752	101,342
1-family	184.4	180.6	197.0	834.4	798.1	15,883	15,079	16,637	73,124	67,223
2-4 family.....	9.4	12.3	11.8	48.5	57.4	1,521	1,885	1,806	7,976	8,744
5-or-more family	30.5	33.4	32.5	122.5	150.7	5,253	5,571	5,494	20,652	25,375
Publicly owned	11.5	.3	20.5	20.9	30.3	1,046	26	1,609	1,727	2,526

Source: Department of Labor. [1] Composition of regions, and nonfarm population distribution by region, are shown below table A-2.

Chart 7.

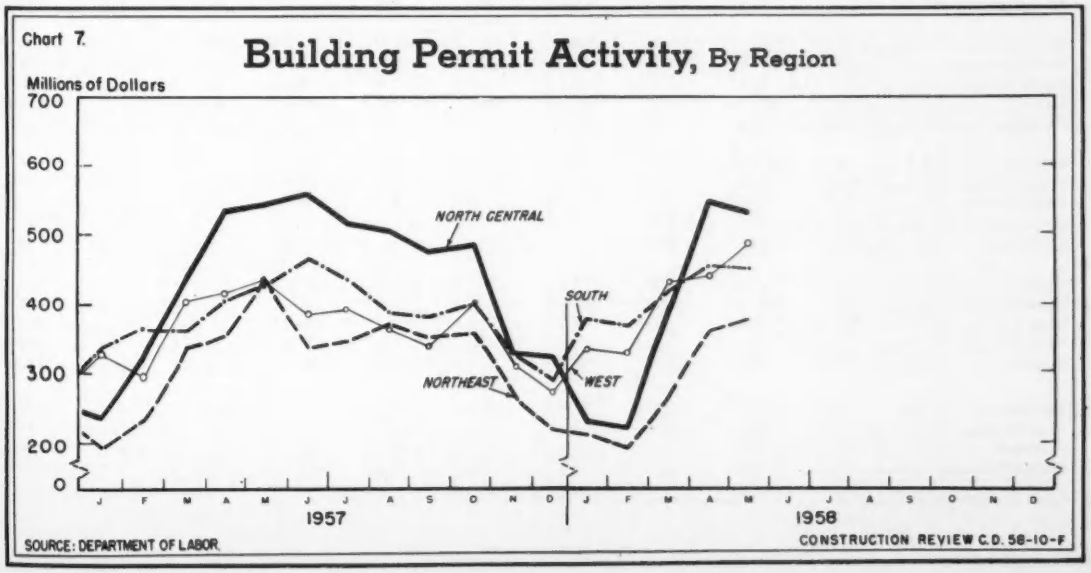


Table C-5: Building Permit Activity: Total Valuation, by Metropolitan-Nonmetropolitan Location and by State

(Millions of dollars)

State	1957		1958				First 4 months		Percent change, 1st 4 mos. 1957-58
	Apr.	Dec.	Jan.	Feb.	Mar.	Apr.	1957	1958	
ALL STATES	1,720.7	1,097.2	1,153.0	1,110.1	1,516.8	1,793.2	5,599.8	5,575.7	(1)
Metropolitan areas	1,326.3	860.2	918.2	881.2	1,196.6	1,385.0	4,366.9	4,383.7	(1)
Nonmetropolitan areas	394.4	237.0	234.8	228.9	320.2	408.2	1,232.9	1,192.0	- 3
Alabama	20.0	16.5	15.3	16.6	21.1	18.2	63.7	71.1	+12
Arizona	22.9	13.0	13.2	19.9	23.6	20.5	81.5	77.3	- 5
Arkansas	6.2	3.3	4.3	4.6	6.3	7.9	26.5	23.2	-12
California	301.1	195.1	247.2	208.0	317.4	275.0	1,023.6	1,048.3	+ 2
Colorado	22.6	16.0	15.8	24.3	15.1	25.6	93.6	80.9	-14
Connecticut	38.4	18.4	18.7	18.7	20.2	29.2	123.8	85.9	-31
Delaware	5.2	2.3	7.0	6.9	3.6	6.1	19.9	23.5	+18
District of Columbia	8.4	3.1	12.9	9.3	6.4	8.3	20.3	37.0	+82
Florida	79.4	77.0	70.9	83.5	69.6	83.3	298.0	307.3	+ 3
Georgia	27.5	17.1	28.3	19.2	27.3	36.6	95.9	111.8	+17
Idaho	4.5	1.8	1.3	1.6	3.9	5.9	11.3	12.7	+12
Illinois	142.0	93.8	55.8	53.8	110.2	112.7	408.3	333.3	-18
Indiana	33.0	20.0	22.5	21.3	30.4	33.7	128.2	107.9	-16
Iowa	17.3	7.9	6.5	3.9	17.4	16.8	38.7	44.6	+15
Kansas	9.9	10.9	11.5	10.0	10.6	14.6	36.5	46.7	+28
Kentucky	16.1	5.0	13.5	6.3	15.5	13.5	53.0	48.8	- 8
Louisiana	17.9	19.6	32.3	17.3	31.2	21.0	75.1	101.9	+36
Maine	3.8	.8	.7	.3	.9	4.1	7.8	5.9	-24
Maryland	36.1	24.0	27.2	28.0	35.4	35.5	132.2	126.4	- 4
Massachusetts	40.3	24.2	24.0	14.0	31.5	50.3	138.4	119.8	-13
Michigan	99.4	43.9	38.8	27.7	64.5	78.9	266.9	209.8	-21
Minnesota	43.1	18.1	10.1	14.1	22.1	60.0	91.9	106.2	+16
Mississippi	6.0	3.0	2.2	7.5	2.9	7.3	14.9	19.8	+33
Missouri	25.8	29.0	17.8	18.7	23.1	31.9	85.9	91.5	+ 7
Montana	5.1	1.6	1.2	1.4	1.5	4.7	11.6	8.8	-24
Nebraska	6.1	6.3	3.1	2.5	5.4	17.1	18.7	28.2	+51
Nevada	7.2	3.1	2.0	4.7	3.8	8.3	18.1	18.8	+ 4
New Hampshire	4.5	4.6	.6	2.0	3.4	2.5	9.2	8.5	- 8
New Jersey	72.3	42.9	51.4	27.1	62.6	76.7	222.6	218.6	- 2
New Mexico	7.0	6.3	11.0	7.5	8.5	6.8	28.1	33.8	+20
New York	117.8	90.1	80.1	91.3	99.4	120.5	385.9	391.6	+ 1
North Carolina	21.5	10.5	16.1	18.0	17.6	22.7	69.1	74.5	+ 8
North Dakota	2.9	.6	.3	.4	1.6	5.6	5.3	7.9	+49
Ohio	99.1	60.5	44.9	51.5	78.7	118.8	320.8	294.4	- 8
Oklahoma	12.0	7.4	10.3	15.9	22.6	14.4	38.7	63.2	+63
Oregon	12.1	7.6	8.5	9.8	12.9	36.2	44.2	67.1	+52
Pennsylvania	74.3	36.1	37.1	35.3	47.7	68.6	227.8	188.7	-17
Rhode Island	4.9	2.1	2.9	1.6	3.7	4.5	11.2	12.6	+13
South Carolina	8.2	3.7	5.1	4.8	5.4	6.6	22.2	21.9	- 1
South Dakota	6.0	1.4	.8	.6	3.4	4.1	9.8	8.9	- 9
Tennessee	18.3	8.8	13.6	22.7	15.1	25.8	53.1	77.2	+45
Texas	83.2	64.0	83.9	77.4	97.6	102.4	340.8	361.3	+ 6
Utah	8.1	6.9	6.4	12.4	14.2	20.8	33.2	53.7	+62
Vermont	1.3	.2	.2	.2	1.1	.6	2.9	2.1	-28
Virginia	33.8	18.5	28.4	26.5	34.8	36.2	124.5	126.6	+ 2
Washington	28.5	17.9	22.5	34.3	28.3	34.8	106.8	119.9	+12
West Virginia	6.0	4.4	4.3	5.5	6.4	11.1	18.8	27.3	+45
Wisconsin	51.8	26.8	19.1	19.8	28.2	44.1	135.2	111.2	-18
Wyoming	1.8	1.3	1.3	1.8	2.6	2.0	5.1	7.7	+51

Source: Department of Labor.

[1] Change of less than one-half of 1 percent.

Table C-6: Building Permit Activity: Number of New Dwelling Units, by Metropolitan-Nonmetropolitan Location and by State

(Housekeeping units only)

State	1957		1958				First 4 months		Percent change, 1st 4 mos. 1957-58
	Apr.	Dec.	Jan.	Feb.	Mar.	Apr.	1957	1958	
ALL STATES	**81,967**	**49,807**	**54,572**	**50,776**	**71,160**	**87,905**	**263,342**	**264,621**	(1)
Metropolitan areas	**62,842**	**38,571**	**42,015**	**39,329**	**55,121**	**67,912**	**202,351**	**204,575**	+ 1
Nonmetropolitan areas	**19,125**	**11,236**	**12,557**	**11,447**	**16,039**	**19,993**	**60,991**	**60,046**	- 2
Alabama	1,176	851	1,168	947	1,589	1,454	3,983	5,158	+30
Arizona	1,436	1,088	997	1,506	2,093	1,727	5,090	6,323	+24
Arkansas	406	194	307	294	366	464	1,207	1,431	+19
California	17,299	10,747	13,848	11,192	14,238	15,056	59,460	54,334	- 9
Colorado	1,114	658	827	1,382	949	1,580	4,529	4,738	+ 5
Connecticut	1,950	742	574	469	964	1,409	5,127	3,308	-35
Delaware	291	107	77	495	112	381	634	1,065	+68
District of Columbia	227	43	559	292	256	508	592	1,615	+173
Florida	5,206	5,368	5,164	5,599	4,700	6,115	19,651	21,578	+10
Georgia	1,234	804	1,563	1,261	1,230	1,670	4,940	5,748	+16
Idaho	156	96	45	87	164	251	385	547	+42
Illinois	4,697	2,498	1,706	1,822	4,784	4,440	15,363	12,812	-17
Indiana	1,307	748	711	615	1,189	1,415	4,126	3,930	- 5
Iowa	632	359	233	160	602	687	1,544	1,682	+ 9
Kansas	623	441	395	380	459	928	2,067	2,162	+ 5
Kentucky	724	327	411	329	841	780	2,108	2,361	+12
Louisiana	820	904	1,284	848	1,334	1,127	3,645	4,593	+26
Maine	182	44	15	14	42	151	314	222	-29
Maryland	2,132	1,008	1,712	1,409	1,394	1,798	7,493	6,323	-16
Massachusetts	1,878	965	670	467	1,178	1,639	4,987	3,954	-21
Michigan	4,135	1,573	1,586	1,026	2,303	3,430	11,314	8,345	-26
Minnesota	1,619	606	392	499	867	2,180	3,106	3,938	+27
Mississippi	199	132	163	381	173	287	696	1,004	+44
Missouri	851	645	888	662	863	1,295	3,041	3,708	+22
Montana	159	74	77	108	80	238	358	503	+41
Nebraska	366	255	172	127	383	504	1,008	1,186	+18
Nevada	307	200	125	249	200	190	727	764	+ 5
New Hampshire	171	63	35	21	192	152	392	400	+ 2
New Jersey	3,761	1,692	1,856	1,303	2,980	3,135	10,644	9,379	-12
New Mexico	459	400	383	606	575	492	1,685	2,056	+22
New York	5,682	3,951	2,484	2,498	3,962	7,551	16,388	16,499	+ 1
North Carolina	848	499	576	1,054	1,026	1,134	2,984	3,790	+27
North Dakota	132	38	12	26	61	257	207	356	+72
Ohio	3,625	2,112	2,020	2,039	3,095	4,975	11,571	12,129	+ 5
Oklahoma	471	446	453	554	812	630	1,924	2,449	+27
Oregon	426	239	267	332	541	530	1,455	1,658	+14
Pennsylvania	2,791	1,092	1,138	793	2,148	2,645	8,018	6,711	-16
Rhode Island	321	148	101	64	175	213	716	553	-23
South Carolina	268	211	252	255	298	287	1,194	1,092	- 9
South Dakota	98	73	58	17	68	168	200	311	+56
Tennessee	979	585	738	952	1,028	1,219	2,993	3,937	+32
Texas	4,319	3,604	4,651	4,281	5,547	6,283	16,757	20,762	+24
Utah	525	242	348	332	475	661	1,810	1,816	(1)
Vermont	30	10	12	3	15	36	70	66	- 6
Virginia	2,119	942	1,346	1,061	1,938	1,840	6,377	6,323	- 1
Washington	1,365	790	1,138	1,052	1,237	1,719	4,061	5,146	+27
West Virginia	286	137	200	98	201	243	769	742	- 4
Wisconsin	2,111	979	755	706	1,302	1,914	5,416	4,677	-14
Wyoming	54	77	80	109	131	117	216	437	+102

Source: Department of Labor.

[1] Change of less than one-half of 1 percent.

Table C-7: Building Permit Activity: Total Valuation, in Selected Metropolitan Areas

(Millions of dollars)

Metropolitan area	1957		1958				First 4 months		Percent change, 1st 4 mos. 1957-58
	Apr.	Dec.	Jan.	Feb.	Mar.	Apr.	1957	1958	
Atlanta, Ga.	19.8	11.8	17.0	12.4	19.3	22.6	56.6	71.3	+26
Baltimore, Md.	18.8	9.3	15.8	18.1	18.2	16.9	75.1	69.0	- 8
Birmingham, Ala.	7.0	6.1	7.4	7.6	9.0	7.1	22.7	31.1	+37
Boston, Mass.	16.3	13.5	17.1	6.7	15.2	24.9	79.6	63.9	-20
Buffalo, N. Y.	15.0	6.1	6.7	4.1	12.3	10.7	42.3	33.7	-20
Chicago, Ill.	123.7	88.5	54.2	49.9	97.7	93.6	372.3	296.2	-20
Cleveland, Ohio	27.6	17.2	14.1	14.8	20.2	34.3	91.4	83.5	- 9
Columbus, Ohio	8.7	5.9	8.6	8.6	17.6	19.0	33.4	53.8	+61
Denver, Colo.	13.9	9.2	9.0	16.2	9.0	17.0	56.3	51.2	- 9
Detroit, Mich.	63.2	26.8	24.8	18.1	37.4	40.9	175.2	121.1	-31
Indianapolis, Ind.	8.2	5.5	6.6	7.9	7.9	9.8	37.8	32.3	-15
Los Angeles, Calif.	138.7	86.4	126.2	99.6	142.7	121.6	499.3	490.2	- 2
Miami, Fla.	25.2	20.9	17.8	34.5	18.4	21.1	97.1	91.8	- 5
Milwaukee, Wis.	17.6	10.0	6.4	11.2	10.7	13.8	59.2	42.0	-29
New York-Northeastern New Jersey	124.2	96.1	85.3	95.8	107.6	123.5	403.6	412.3	+ 2
Norfolk-Portsmouth, Va.	3.5	2.9	5.8	3.6	4.8	9.5	18.8	24.3	+29
Philadelphia, Pa.	49.6	26.6	28.9	20.0	28.7	38.4	144.7	115.9	-20
Phoenix, Ariz.	14.7	10.2	9.1	15.6	19.2	17.1	45.0	61.0	+36
Rochester, N. Y.	6.8	2.5	2.7	2.9	3.3	8.4	18.0	17.3	- 4
Salt Lake City, Utah	4.1	3.6	4.7	5.6	6.3	14.8	17.9	31.4	+75
San Diego, Calif.	23.6	18.2	24.7	32.5	19.1	24.0	78.2	100.3	+28
San Francisco-Oakland, Calif.	45.8	29.5	33.1	22.5	69.6	37.8	138.6	163.0	+18
Seattle, Wash.	13.2	8.6	13.4	20.8	14.8	18.3	52.2	67.2	+29
Washington, D. C.	31.5	18.0	31.1	22.4	27.1	28.6	90.0	109.2	+21

Source: Department of Labor.

Table C-8: Building Permit Activity: Number of New Dwelling Units, in Selected Metropolitan Areas

(Housekeeping only)

Metropolitan area	1957		1958				First 4 months		Percent change, 1st 4 mos. 1957-58
	Apr.	Dec.	Jan.	Feb.	Mar.	Apr.	1957	1958	
Atlanta, Ga.	756	458	703	797	651	973	2,660	3,124	+17
Baltimore, Md.	1,170	551	1,129	710	661	707	4,527	3,207	-29
Birmingham, Ala.	416	277	477	348	626	646	1,428	2,097	+47
Boston, Mass.	690	501	334	168	608	753	2,220	1,863	-16
Buffalo, N. Y.	756	395	246	201	430	480	1,941	1,357	-30
Chicago, Ill.	4,178	2,287	1,475	1,599	4,358	3,762	13,677	11,254	-18
Cleveland, Ohio	1,005	745	434	409	615	1,116	3,004	2,574	-14
Columbus, Ohio	357	252	601	540	503	676	1,359	2,320	+71
Denver, Colo.	770	421	604	1,061	553	1,171	2,660	3,389	+27
Detroit, Mich.	2,555	943	1,004	632	1,270	2,108	7,119	5,014	-30
Indianapolis, Ind.	363	250	311	295	404	304	1,250	1,314	+ 5
Los Angeles, Calif.	8,032	4,779	6,665	5,574	6,549	6,416	29,936	25,204	-16
Miami, Fla.	1,578	1,596	1,297	2,283	1,305	1,369	5,922	6,254	+ 6
Milwaukee, Wis.	884	489	377	378	508	641	2,711	1,904	-30
New York-Northeastern New Jersey	6,204	4,123	3,004	2,977	4,748	7,824	17,764	18,557	+ 4
Norfolk-Portsmouth, Va.	217	242	122	166	418	237	866	1,081	+25
Philadelphia, Pa.	1,853	959	880	540	1,206	1,747	5,445	4,360	-20
Phoenix, Ariz.	987	865	759	1,273	1,714	1,441	3,541	5,187	+46
Rochester, N. Y.	323	113	118	58	175	263	823	614	-25
Salt Lake City, Utah	229	136	229	179	230	351	836	989	+28
San Diego, Calif.	1,804	1,342	1,876	1,245	1,433	1,526	5,213	6,080	+17
San Francisco-Oakland, Calif.	1,831	1,234	1,393	1,028	1,813	1,971	5,579	6,205	+11
Seattle, Wash.	662	453	686	587	648	1,022	2,181	2,943	+35
Washington, D. C.	1,492	488	1,580	966	1,285	1,731	4,102	5,562	+36

Source: Department of Labor.

Table C-9: Building Permit Activity: Valuation in Selected Metropolitan Areas by Type of Building Construction

April 1958 *(Thousands of dollars)*

Type of building construction	Atlanta, Ga.	Baltimore, Md.	Birmingham, Ala.	Boston, Mass.	Buffalo, N. Y.	Chicago, Ill.	Cleveland, Ohio	Columbus, Ohio
All building construction[1]	22,629	16,891	7,100	24,869	10,676	93,589	34,349	18,960
New dwelling units[2]	8,658	8,246	5,069	8,478	5,310	56,280	16,276	10,213
New nonresidential building	11,958	7,347	1,417	11,226	4,409	27,059	16,260	7,066
Commercial buildings	9,420	1,080	565	2,289	853	9,514	10,117	1,090
Amusement buildings	20	173	9	271	100	382	6	3
Commercial garages	11	10	4	1,451	0	133	861	0
Gasoline and service stations	171	236	10	23	78	791	72	25
Office buildings	6,316	100	258	255	117	4,971	8,249	416
Stores and other mercantile bldgs.	2,903	562	285	289	558	3,237	928	646
Community buildings	1,617	3,852	377	5,497	454	9,781	2,578	5,016
Educational buildings	601	3,580	0	2,679	103	3,383	1,574	1,782
Institutional buildings	385	0	14	1,898	0	4,393	70	2,915
Religious buildings	631	272	363	920	351	2,005	934	319
Garages, private residential	28	65	38	118	323	1,820	492	181
Industrial buildings	620	323	422	2,615	432	4,359	1,136	275
Public utilities buildings	76	0	0	406	1,560	1,153	1,838	0
All other nonresidential buildings	198	2,028	14	302	787	431	100	504
Additions and alterations	2,013	1,298	614	4,585	954	10,119	1,812	1,681

Type of building construction	Denver, Colo.	Detroit, Mich.	Indianapolis, Ind.	Los Angeles, Calif.	Miami, Fla.	Milwaukee, Wis.	New York-Northeastern New Jersey	Norfolk-Portsmouth, Va.
All building construction[1]	16,952	40,877	9,815	121,597	21,101	13,791	123,505	9,461
New dwelling units[2]	9,953	25,729	3,979	65,476	10,669	7,411	82,159	2,879
New nonresidential building	5,837	10,887	4,875	39,015	7,051	3,693	29,600	6,175
Commercial buildings	2,122	3,652	3,443	19,436	3,381	812	7,975	3,290
Amusement buildings	93	50	65	1,395	540	109	1,708	650
Commercial garages	21	14	0	74	619	139	307	0
Gasoline and service stations	169	339	35	422	176	30	283	56
Office buildings	94	387	2,985	9,283	211	71	1,544	2,175
Stores and other mercantile bldgs.	1,745	2,862	359	8,262	1,836	464	4,133	408
Community buildings	2,475	3,898	896	9,875	2,326	1,185	7,091	809
Educational buildings	2,182	3,226	261	2,217	1,342	710	2,238	646
Institutional buildings	0	33	0	6,868	259	0	2,959	0
Religious buildings	293	639	635	791	725	475	1,894	163
Garages, private residential	183	2,296	118	580	82	460	1,006	64
Industrial buildings	715	504	308	3,775	191	892	9,471	103
Public utilities buildings	0	233	11	1,030	906	128	699	1,855
All other nonresidential buildings	341	304	105	4,320	165	216	3,358	54
Additions and alterations	1,163	4,016	457	16,647	2,596	1,032	10,706	408

Type of building construction	Philadelphia, Pa.	Phoenix, Ariz.	Rochester, N. Y.	Salt Lake City, Utah	San Diego, Calif.	San Francisco-Oakland, Calif.	Seattle, Wash.	Washington, D. C.
All building construction[1]	38,404	17,060	8,416	14,775	24,025	37,838	18,299	28,575
New dwelling units[2]	19,619	11,850	3,774	4,285	15,601	19,300	12,316	19,738
New nonresidential building	13,272	4,446	4,063	9,937	7,065	8,193	3,759	5,529
Commercial buildings	2,057	458	1,784	882	1,228	3,060	2,325	2,988
Amusement buildings	87	0	0	325	356	443	125	1,083
Commercial garages	38	9	1,300	0	0	10	0	0
Gasoline and service stations	198	129	63	54	12	93	97	143
Office buildings	294	36	92	176	108	633	1,736	921
Stores and other mercantile bldgs.	1,440	284	330	328	751	1,880	368	842
Community buildings	8,638	1,800	1,240	720	4,155	1,945	843	550
Educational buildings	2,606	1,270	1,086	0	2,784	758	743	113
Institutional buildings	4,762	0	0	650	892	113	0	287
Religious buildings	1,270	530	154	70	479	1,074	100	150
Garages, private residential	363	17	106	60	180	105	82	61
Industrial buildings	795	404	724	84	403	613	271	208
Public utilities buildings	272	0	64	8,000	0	424	100	1,350
All other nonresidential buildings	1,146	1,766	145	191	1,100	2,047	138	372
Additions and alterations	5,030	753	577	553	1,147	9,827	2,223	3,271

Source: Department of Labor. [1] Includes new nonhousekeeping residential building, not shown separately. [2] Housekeeping only

Part D--Contracts

Table D-1: Contract Awards: Public Construction, by Ownership and Type of Construction[1]

Ownership and type of construction	Value (*in millions of dollars*)									Percent change, first 5 months 1957-58
	1957		1958					First 5 months		
	May	Dec.	Jan.	Feb.	Mar.	Apr.	May	1957	1958	
TOTAL PUBLIC CONSTRUCTION	1,125.9	718.9	696.5	822.6	941.5	*1,133.6	1,582.1	4,918.3	5,176.3	+ 5
FEDERALLY OWNED[2]	225.1	58.4	120.2	121.9	189.7	242.0	448.3	1,329.7	1,122.1	-16
Residential buildings	64.5	3.2	47.5	52.0	33.0	28.4	51.3	251.0	212.2	-15
Nonresidential buildings	75.6	28.7	42.8	22.2	79.0	95.1	161.8	376.9	400.9	+ 6
Educational	1.0	.4	.8	3.2	5.8	6.3	5.0	35.7	21.1	-41
Hospital and institutional	1.4	.2	.8	.3	14.7	12.9	27.0	24.8	55.7	+125
Administrative and service	12.4	9.9	10.5	6.4	16.2	24.4	29.0	29.9	86.5	+189
Other nonresidential buildings	60.8	18.2	30.7	12.3	42.3	51.5	100.8	286.5	237.6	-17
Airfield buildings	12.0	1.2	1.8	1.9	13.9	15.3	21.2	52.5	54.1	+ 3
Troop housing	8.0	.4	(3)	.5	4.0	5.2	22.5	47.5	32.2	-32
Warehouses	5.9	(3)	.8	1.0	4.4	3.5	9.2	21.9	18.9	-14
All other	34.9	16.6	28.1	8.9	20.0	27.5	47.9	164.6	132.4	-20
Airfields[4]	24.9	1.4	8.3	17.5	18.0	29.7	120.0	144.3	193.5	+34
Conservation and development	31.4	14.3	8.0	12.7	28.5	68.3	73.8	360.7	191.3	-47
Highways	6.8	3.7	4.8	5.4	3.6	8.5	11.4	39.6	33.7	-15
Electric power	5.7	3.7	1.5	4.0	16.6	3.4	13.1	65.6	38.6	-41
All other federally owned	16.2	3.4	7.3	8.1	11.0	8.6	16.9	91.6	51.9	-43
STATE AND LOCALLY OWNED	900.8	660.5	576.3	700.7	751.8	*891.6	1,133.8	3,588.6	4,054.2	+13
Residential buildings	21.7	20.2	21.8	30.7	30.9	47.2	70.3	97.0	200.9	+107
Nonresidential buildings	345.2	238.7	239.5	279.2	311.0	326.5	355.9	1,411.1	1,512.1	+ 7
Educational	237.6	163.7	169.5	188.3	213.2	208.8	229.2	1,024.9	1,009.0	- 2
Hospital and institutional	43.6	19.8	15.0	17.9	37.3	32.5	36.4	116.8	139.1	+19
Administrative and service	23.3	18.8	30.7	48.4	31.6	40.5	53.4	120.9	204.6	+69
Other nonresidential buildings	40.7	36.4	24.3	24.6	28.9	44.7	36.9	148.5	159.4	+ 7
Highways	306.7	272.1	207.2	213.2	291.4	365.5	418.8	1,449.1	1,496.1	+ 3
Sewer and water systems	172.6	94.5	75.2	56.9	80.4	95.9	129.2	440.0	437.6	- 1
Sewer	94.4	65.1	55.8	37.9	48.9	66.0	73.1	236.0	281.7	+19
Water	78.2	29.4	19.4	19.0	31.5	29.9	56.1	204.0	155.9	-24
Public service enterprises	27.3	19.4	16.0	108.2	24.4	*24.5	137.4	108.3	310.5	+187
Electric power	9.0	9.4	7.0	102.9	6.1	*12.1	107.3	51.0	235.4	(5)
Other	18.3	10.0	9.0	5.3	18.3	12.4	30.1	57.3	75.1	+31
Conservation and development	20.3	11.2	10.8	7.5	3.4	15.7	6.4	50.5	43.8	-13
All other State and locally owned	7.0	4.4	5.8	5.0	10.3	16.3	15.8	32.6	53.2	+63

Source: Departments of Commerce and Labor. * Revised. [1] Includes major force-account projects started, principally by TVA and State highway departments. [2] Includes construction contracts awarded under Lease-Purchase programs. [3] Less than $50,000. [4] Beginning with January 1958; includes missile launching facilities which were previously included under All other federally owned. [5] Percent increase exceeds 300.

Table D-2: Contract Awards: Highway Construction, by Ownership, Source of Funds, and Type of Facility[1]

Ownership, source of funds, and type of facility	Value (*in millions of dollars*)									Percent change, first 5 months 1957-58
	1957		1958					First 5 months		
	May	Dec.	Jan.	Feb.	Mar.	Apr.	May	1957	1958	
ALL HIGHWAY CONSTRUCTION	313.5	275.8	212.0	218.6	295.0	374.0	430.2	1,488.7	1,529.8	+ 3
FEDERALLY OWNED	6.8	3.7	4.8	5.4	3.6	8.5	11.4	39.6	33.7	-15
STATE OWNED	241.2	253.4	183.7	198.9	254.0	323.5	349.8	1,265.8	1,309.9	+ 3
Federally aided projects:										
Total value	186.6	205.7	166.3	174.9	215.0	271.8	286.7	868.8	1,114.7	+28
Federal funds	117.3	153.5	116.0	125.3	148.4	200.0	200.9	561.5	790.6	+41
Independent State projects:										
Total value	54.6	47.7	17.4	24.0	39.0	51.7	63.1	397.0	195.2	-51
Toll facilities	10.5	21.3	.2	.1	0	.1	3.0	175.9	3.4	-98
LOCALLY OWNED[2]	65.5	18.7	23.5	14.8	37.4	42.0	69.0	183.3	186.2	+ 2

Source: Departments of Commerce and Labor. [1] Includes force-account work started on Federal and State projects. [2] By municipalities and counties.

Chart 8. **Contracts Awarded for Public Construction, By Ownership**

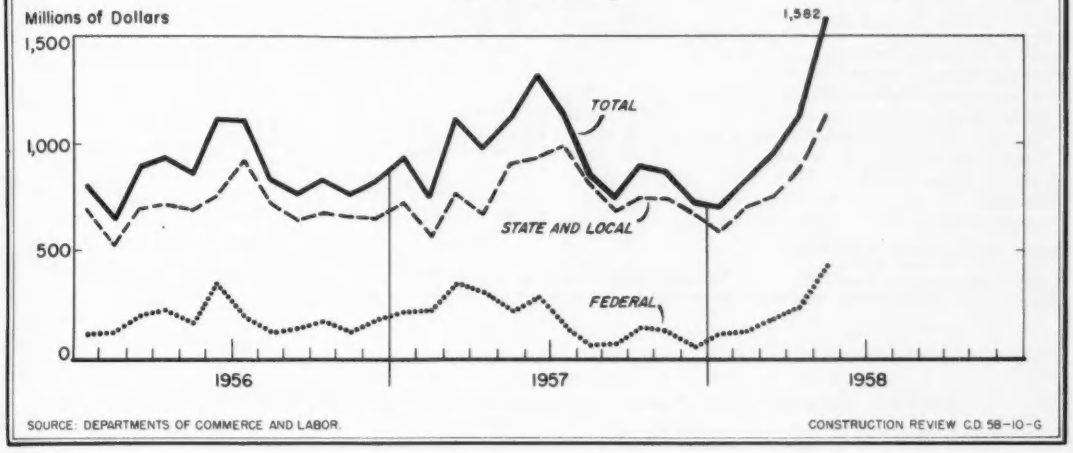


Table D-3: Value of Construction Contracts Reported by the F. W. Dodge Corporation

Type of construction	Value *(in millions of dollars)*			Percent change
	June 1958	12 months ending		12 months ending in June, 1957-58
		June 1958	June 1957	
TOTAL	**3,820**	**32,024**	**32,356**	**- 1**
Building construction	2,340	23,911	24,029	(1)
Residential	1,364	13,081	12,527	+ 4
Nonresidential	976	10,830	11,499	- 6
Engineering	1,479	8,113	8,331	- 3
Public works	876	5,750	5,730	(1)
Utilities	603	2,363	2,601	- 9

Source: Table compiled by Department of Commerce from data published by the F. W. Dodge Corporation. [1] Change of less than one-half of 1 percent.

Table D-4: Value of Construction Contract Awards Reported by the Engineering News-Record

Ownership and type of construction	Value *(in millions of dollars)*			Percent change
	July 1958[1]	12 months ending--		12 months ending in July, 1957-58
		July 1958	July 1957	
TOTAL	**2,602**	**18,781**	**19,548**	**- 4**
Privately owned	**942**	**8,245**	**10,242**	**-19**
Publicly owned	**1,660**	**10,536**	**9,306**	**+13**
Private industrial buildings	262	2,309	3,792	-39
Buildings, except private industrial	1,267	9,129	8,533	+ 7
Highways and bridges	523	3,750	3,602	+ 4
Sewer systems	59	580	568	+ 2
Water systems	42	346	358	- 3
Unclassified and all other	449	2,671	2,695	- 1

Source: Table compiled by Department of Commerce from data published by the Engineering News-Record. Data include only those projects with contract values above the following minimum sizes: Water supply, earthwork, and waterways--$44,000; other public works--$73,000; industrial buildings--$93,000; other buildings--$344,000. [1] Five weeks.

Part E--Costs

Table E-1: Construction Cost Indexes

Compiler and coverage	Indexes (1947-49=100)									Percent change, June 1957-58
	1958						1955	1956	1957	
	Jan.	Feb.	Mar.	Apr.	May	June	June	June	June	
American Appraisal Company	143	143	143	144	144	145	129	135	141	+ 3
Associated General Contractors	152	152	152	153	154	154	136	143	150	+ 3
E. H. Boeckh and Associates (20 city average):										
Residences	132.4	131.8	131.4	131.7	131.9	132.8	124.2	130.1	132.2	(1)
Apartments, hotels, and office buildings	142.4	142.2	141.7	142.0	142.3	143.4	130.5	137.4	141.5	+ 1
Commercial and factory buildings	145.4	145.2	144.9	145.2	145.5	146.6	131.4	138.9	143.8	+ 2
Engineering News-Record:										
Building	153.6	153.3	153.4	153.6	154.1	154.9	138.2	145.3	149.9	+ 3
Construction	165.1	165.2	165.3	165.6	166.9	168.2	145.7	153.7	160.2	+ 5
Department of Commerce composite[2]	137	137	137	138	138	138	125	132	137	+ 1

Source: Department of Commerce. [1] Change of less than one-half of 1 percent. [2] A composite of cost indexes representative of the major types of construction, weighted by the current relative importance of each type.

Table E-2: Indexes of Wholesale Prices of Construction Materials, by Selected Groups and Commodities

Commodity	(1947-49=100, unless otherwise specified)									Percent change, July 1957-58
	1958						1955	1956	1957	
	Feb.	Mar.	Apr.	May	June	July	July	July	July	
ALL CONSTRUCTION MATERIALS[1]	**130.1**	**129.4**	**129.0**	**129.2**	**129.5**	**129.7**	**125.7**	**130.6**	**131.4**	**- 1**
Lumber and wood products:										
Softwoods:										
Douglas fir	110.4	109.4	110.6	112.1	112.0	112.2	132.3	131.7	117.8	- 5
Southern pine	113.0	112.2	111.7	112.1	112.0	111.9	113.6	119.5	114.5	- 2
Other softwoods	129.2	129.6	128.7	129.1	129.1	128.3	138.2	138.8	133.4	- 4
Hardwoods used in construction	110.6	110.8	111.2	113.0	114.0	114.4	121.0	127.5	114.5	(2)
Millwork	127.6	127.6	127.6	127.1	127.1	127.3	128.3	129.7	128.3	- 1
Plywood	93.6	92.9	94.4	92.2	94.9	98.3	105.7	103.3	96.9	+ 1
Softwood	85.3	83.9	86.6	82.5	87.6	94.0	110.7	103.4	92.6	+ 2
Hardwood	104.3	104.3	104.5	104.5	104.5	104.5	102.6	105.2	103.4	+ 1
Building paper and board	141.7	142.5	144.1	144.1	144.1	143.8	129.7	138.1	141.7	+ 1
Insulation board	141.7	142.9	145.3	145.3	145.3	145.3	(3)	(3)	(3)	--
Hardboard *(Jan. 1958=100)*	100.0	100.0	100.0	100.0	100.0	99.4	(3)	(3)	(3)	--
Prepared paint	128.4	128.4	128.4	128.4	128.2	128.2	114.8	119.1	128.1	(2)
Metals and metal products:										
Finished mill and foundry products:										
Structural steel shapes	192.3	192.3	192.3	192.3	192.3	192.3	157.5	157.5	192.3	0
Reinforcing bars	189.6	187.3	187.3	187.3	187.3	187.3	164.3	164.3	189.6	- 1
Galvanized sheets, carbon	153.6	154.0	154.0	154.0	154.0	154.0	143.2	144.7	153.1	+ 1
Black steel pipe, carbon	190.3	190.3	190.3	190.3	190.3	190.3	157.1	163.2	190.3	0
Wire nails, 8d common	182.2	182.2	182.2	182.2	182.2	182.2	159.4	159.4	182.2	0
Copper water tubing	141.7	141.7	141.7	138.8	138.4	139.0	151.2	170.1	147.9	- 6
Building wire	120.3	116.0	89.0	89.0	95.2	97.0	118.6	156.3	138.0	-30
Nonmetallic sheathed cable	78.2	74.4	66.0	66.0	70.2	71.0	81.7	112.9	85.0	-16
Builders' hardware:										
Cabinet hinge	137.2	137.2	137.2	137.2	137.2	137.2	124.8	139.1	137.2	0
Door lock sets	149.4	149.4	149.4	152.3	155.2	155.2	128.0	136.5	149.4	+ 4
Butts	168.4	168.4	168.4	168.4	168.4	168.4	168.4	168.4	168.4	0
Fabricated metal products:										
Plumbing equipment[1]	125.9	124.8	123.6	123.7	123.8	120.9	123.2	134.1	129.1	- 6
Enameled iron fixtures	118.7	117.1	114.3	114.3	114.3	110.2	129.3	125.3	125.8	-12
Vitreous china fixtures	118.6	117.9	116.0	116.0	113.2	110.5	117.3	124.2	124.2	-11
Brass fittings	135.0	135.0	134.8	134.8	136.6	133.4	123.4	143.0	135.7	- 2

See footnotes at end of table.

Table E-2: Indexes of Wholesale Prices of Construction Materials, by Selected Groups and Commodities--Continued

Commodity	(1947-49=100, unless otherwise specified)									Percent change, July 1957-58
	1958						1955	1956	1957	
	Feb.	Mar.	Apr.	May	June	July	July	July	July	
Metals and metal products--Con.										
Fabricated metal products--Con.										
Heating equipment [1]	121.6	121.0	121.1	121.1	121.3	121.4	113.6	117.9	122.8	- 1
Steam and hot water equipment	149.5	149.5	149.7	149.7	149.7	150.2	132.0	138.4	148.6	+ 1
Warm air furnaces	124.1	122.4	122.5	122.5	123.4	123.4	119.8	124.1	129.1	- 4
Fuel burning equipment, automatic	116.0	116.0	116.0	116.0	116.0	116.0	105.0	108.9	112.8	+ 3
Water heaters, domestic	102.6	102.6	102.3	102.3	102.3	102.3	107.4	108.3	107.6	- 5
Metal doors, sash, and trim	142.8	142.8	142.8	142.8	142.8	142.1	144.2	139.9	142.8	- 1
Tanks and sheet metal products:										
Steel roofing *(Jan. 1958=100)*	100.6	100.6	100.6	100.6	100.6	100.6	(3)	(3)	(3)	--
Corrugated aluminum roofing *(Jan. 1958=100)*	100.0	100.0	94.6	94.6	94.6	94.6	(3)	(3)	(3)	--
Machinery and motive products:										
Elevators and escalators	140.7	141.0	138.7	138.7	138.7	138.7	122.3	129.2	138.9	(2)
Fans and blowers, except portable	180.2	180.2	180.2	180.2	180.2	180.2	143.6	171.3	177.4	+ 2
Nonmetallic minerals products:										
Flat glass:										
Plate glass	145.7	145.7	145.7	145.7	145.7	145.7	137.5	145.7	145.7	0
Window glass	145.8	145.8	145.8	145.8	145.8	145.8	138.8	143.5	145.9	(2)
Concrete ingredients	139.0	138.7	138.9	139.0	138.9	139.0	125.0	130.6	136.4	+ 2
Sand, gravel, and crushed stone	128.9	128.5	128.5	128.7	128.7	128.7	119.0	122.5	126.9	+ 1
Portland cement	150.4	150.4	150.8	150.8	150.7	150.7	131.8	139.8	147.2	+ 2
Concrete products	127.9	128.0	128.0	128.4	128.5	128.5	118.3	123.0	126.4	+ 2
Building block	119.8	118.9	118.4	117.7	118.1	118.3	112.0	116.1	119.1	- 1
Concrete pipe	149.1	153.3	153.3	153.3	153.3	153.3	137.2	143.4	147.6	+ 4
Ready-mixed concrete *(Jan. 1958=100)*	100.1	100.0	100.1	100.7	100.7	100.8	(3)	(3)	(3)	--
Structural clay products used in construction	135.7	135.7	135.7	135.7	135.7	135.8	126.0	133.6	135.2	(2)
Building brick	135.4	135.4	135.4	135.4	135.4	135.3	124.7	133.8	134.9	(2)
Clay tile	128.5	128.5	128.5	128.5	128.5	128.5	122.2	127.4	127.4	+ 1
Clay sewer pipe	156.8	157.3	157.3	157.8	157.8	158.4	140.0	149.2	156.8	+ 1
Gypsum products	127.1	133.1	133.1	133.1	133.1	133.1	122.1	127.1	127.1	+ 5
Lath	123.8	128.6	128.6	128.6	128.6	128.6	118.7	123.5	123.8	+ 4
Wallboard	124.9	130.4	130.4	130.4	130.4	130.4	121.1	124.9	124.9	+ 4
Plaster	136.2	144.6	144.6	144.6	144.6	144.6	118.7	136.2	136.2	+ 6
Prepared asphalt roofing	124.6	105.6	105.6	108.6	105.8	105.8	110.8	117.9	125.8	-16
Other nonmetallic minerals used in construction [1]	134.0	134.0	134.1	134.1	134.1	134.1	123.1	125.9	130.9	+ 2
Insulation materials	103.8	103.8	104.0	104.0	104.0	104.0	106.7	100.9	103.1	+ 1
Asbestos cement shingles	160.8	160.8	160.8	160.8	160.8	160.8	139.3	148.5	155.4	+ 4
Miscellaneous products:										
Kitchen cabinets, metal, base only	151.2	151.2	151.2	151.2	151.2	151.2	131.7	136.5	142.0	+ 6
Linoleum, inlaid	128.6	128.6	128.6	128.6	128.6	128.6	120.4	127.2	125.6	+ 2
Asphalt floor tile	95.3	95.3	95.3	95.3	95.3	99.6	92.2	106.3	95.3	+ 5
Rubber floor tile	114.9	114.9	114.9	114.9	114.9	114.9	109.6	110.6	113.3	+ 1

Source: Department of Labor. [1]Includes items not shown separately. [2]Change of less than one-half of 1 percent. [3]Not available.

Table E-3: Wholesale Prices of Selected Construction Materials

Commodity	Unit	1958		1957
		June	May	June
LUMBER				
Douglas fir:				
Dimension, construction, 25% standard, 2"x4", RL., green, S4S, mixed c/l, f.o.b. mill	*M bd. ft.*	$61.495	$61.985	$65.737
Boards, construction, 25% standard, RL., green, S4S, mixed c/l of boards and dimension, f.o.b. mill	*M bd. ft.*	50.695	50.137	57.902
Timbers, construction, 8"x8" to 12"x12", RL., green, f.o.b. mill	*M bd. ft.*	66.780	67.060	73.976
Southern pine:				
Dimension, No. 2 common and better, 2"x4"x16', S4S, dried, SL., f.o.b. mill	*M bd. ft.*	85.022	84.685	85.152
Boards, No. 2 common and better, 1"x6", S4S, dried, RL., f.o.b. mill	*M bd. ft.*	75.149	75.045	77.183
Ponderosa pine boards, No. 3 common, 1"x8", RL., S2 or 4S, c/l or mixed cars, f.o.b. mill	*M bd. ft.*	68.530	68.530	74.120
Oak, red, flooring, select plain, 25/32" thick, 2-1/4" face, f.o.b. mill	*M bd. ft.*	168.824	165.123	170.759
Maple flooring, 2d grade, 25/32"x2-1/4" face, f.o.b. mill	*M bd. ft.*	211.866	214.201	214.799
MILLWORK				
Door, flush type, interior, hardwood face, premium grade, as per CS-200-55, 2'6"x6'8"x1-3/8", f.o.b. factory, carlot freight allowed	*Each*	7.975	7.975	8.009
Window unit, wood, double hung, Ponderosa pine, 2'4"x4'6", with frame sash, glazing, weather stripping and sash balance as per CS-190-53, mixed c/l, f.o.b. factory	*Each*	12.865	12.865	12.713
PLYWOOD				
Douglas fir, interior, grade A-D, 1/4"x48"x96", f.o.b. mill	*M sq. ft.*	63.325	60.843	68.448
Douglas fir, interior, grade C-D, 5/16"x48"x96", f.o.b. mill	*M sq. ft.*	55.429	50.385	59.232
Plywood, birch, standard panel, grade 1-3 or 1-4, type II glue, 3 ply 1/4" thick, 48"x96", carlots, f.o.b. factory	*M sq. ft.*	213.737	213.737	212.757
BOARD				
Insulation, fiber, 1/2"x4'x8', interior, f.o.b. plant, full freight allowed	*M sq. ft.*	60.500	60.500	(1)
PREPARED PAINT				
Emulsion, water-thinned, inside, first grade, delivered	*Gallon*	2.743	2.743	2.719
Varnish, floor, first grade, delivered	*Gallon*	4.130	4.130	4.035
Enamel, white, gloss, first grade, delivered	*Gallon*	5.139	5.136	5.029
Inside, flat, white, first grade, delivered	*Gallon*	3.383	3.383	3.309
Outside, white, first grade, delivered	*Gallon*	4.808	4.830	4.716
METAL PRODUCTS				
Structural shapes, carbon steel, 6"x4"x1/2" angles, 30' long, ASTM spec. A-7, base quantity, f.o.b. mill	*100 lb.*	5.942	5.942	5.667
Bars, reinforcing, carbon steel, 3/4" rounds x 30' long with 10% shorts, ASTM spec. A-15, 50T, base quantity, f.o.b. mill	*100 lb.*	6.135	6.135	5.860
Sheets, galvanized, carbon steel, 24 gage x 30" wide x 96" long, commercial coating, base chemistry, base packaging, base quantity, f.o.b. mill	*100 lb.*	8.270	8.270	7.990
Pipe, standard, black, carbon steel, buttweld, threaded and coupled, 1-1/4" nominal, random lengths, wt. 228 lbs. per 100', f.o.b. mill	*100 ft.*	19.814	19.814	18.894
Pipe, standard, galvanized, carbon steel, buttweld, threaded and coupled, 1-1/4" nominal, random lengths, wt. 228 lbs. per 100', f.o.b. mill	*100 ft.*	23.264	23.264	22.344
Nails, wire, carbon steel, 8d common, c/l, f.o.b. mill	*100 lb.*	9.828	9.828	9.365
Soil pipe, cast iron, 4", single hub, extra heavy, f.o.b. foundry	*5' length*	3.617	3.617	3.668
Copper water tubing, type L, 3/4" size, .045" wall thickness, shipped in 60' coils, f.o.b. mill, freight allowed	*Foot*	.257	.258	.287
Building wire, type RH-RW, size 12, solid, single braid, f.o.b. destination, or freight prepaid or allowed on specified amounts	*M ft.*	13.360	12.480	19.600
*Insect screening, aluminum, 18x14 mesh, 30" wide, 100 sq. ft. roll, carload lots, f.o.b. factory	*Roll*	5.840	5.840	15.727

See footnotes at end of table.

Table E-3: Wholesale Prices of Selected Construction Materials--Continued

Commodity	Unit	1958		1957
		June	May	June
PLUMBING EQUIPMENT				
Bathtub, 5', enameled iron, recessed, f.o.b. factory, freight allowed	*Each*	$50.166	$50.166	$55.546
Lavatory, 20"x18" and 19"x17", enameled iron, f.o.b. plant, freight allowed	*Each*	12.159	12.159	13.497
Water closet, vitreous china, closed coupled, reverse trap, f.o.b. plant, freight allowed	*Each*	21.670	22.434	24.686
Sink, 32"x21", enameled steel, acid resisting, 2-compartment, f.o.b. plant, freight allowed	*Each*	13.194	13.194	13.194
HEATING EQUIPMENT				
Heating boiler, steel, oil fired, less burner, steam rating 400 sq. ft., jacketed, f.o.b. factory	*Each*	(1)	(1)	196.797
Convectors, nonferrous, free standing, average steam rating 40.8 to 43.0, f.o.b. factory, freight allowed	*Sq. ft.*	.459	.459	.458
Furnace, warm air:				
Steel, forced air, oil fired, with burner, bonnet output 95,000-105,000 BTU, f.o.b. factory, freight allowance	*Each*	253.460	253.460	262.049
Steel, forced air, gas fired, input rating 75,000-110,000 BTU, f.o.b. factory, freight allowance	*Each*	164.095	162.074	171.914
Furnace, floor, gas fired, manual controls, input rating 40,000-50,000 BTU, f.o.b. factory	*Each*	58.283	58.283	58.283
Oil burner, mechanical forced draft, 1½-3 gal. per hr., f.o.b. factory	*Each*	115.075	115.075	107.171
Water heater, gas fired, automatic, 1-year guarantee, 30-gal. steel storage tank, f.o.b. factory, freight allowed	*Each*	39.640	39.640	40.937
NONMETALLIC MINERAL PRODUCTS				
Sand, construction, f.o.b. plant	*Ton*	1.314	1.314	1.284
Gravel, for concrete, 1-1/2" maximum, f.o.b. plant	*Ton*	1.597	1.597	1.555
Crushed stone, for concrete, 1-1/2" maximum, f.o.b. plant	*Ton*	1.679	1.679	1.650
Building blocks, concrete, lightweight aggregate, 8"x8"x16", f.o.b. plant	*Each*	.193	.192	.189
Building brick, clay, f.o.b. plant	*Thousand*	30.951	30.951	30.914
Partition tile, clay, scored, 4"x12"x12", 3-cell, 16 lbs., f.o.b. plant	*Thousand*	137.031	137.031	134.556
Lath, gypsum, 3/8"x16"x48", f.o.b. plant, freight equalized	*M sq. ft.*	26.012	26.012	25.034
Wallboard, gypsum, 3/8"x48", varying lengths, f.o.b. plant, freight equalized	*M sq. ft.*	34.300	34.300	32.830
Shingles, asphalt, strip, thick square butt, 210 lbs., f.o.b. factory, freight allowance	*Square*	5.341	5.490	6.307
Siding shingles, asbestos cement, f.o.b. plant, freight equalized	*Square*	11.917	11.917	11.456

Source: Department of Labor. *Beginning with April 1958, prices not comparable with those for previous periods because of a change in specification. [1] Not available.

Table E-4: Indexes of Union Hourly Wage Rates in the Building Trades, by Trade

(1947-49=100)

Period	All trades	Bricklayers	Carpenters	Electricians	Painters	Plasterers	Plumbers	Building laborers
1950: July 1	110.7	111.6	110.1	111.5	109.6	113.0	107.8	112.4
1951: July 1	117.8	116.3	117.4	120.0	116.8	118.5	114.2	120.4
1952: July 1	125.1	126.2	124.6	126.8	124.4	125.3	121.0	128.6
1953: July 1	131.6	130.0	131.1	132.0	130.5	130.1	125.4	138.4
1954: July 1	136.4	134.2	135.3	135.9	134.5	132.5	132.3	144.4
1955: July 1	141.2	137.8	140.3	139.0	139.9	136.5	135.5	150.9
1956: July 1	147.7	144.0	146.2	146.6	145.5	141.7	141.5	159.5
1957: July 1	155.3	149.6	153.9	153.9	153.2	146.9	149.3	169.5
1957: Oct. 1	*156.0	(1)	(1)	(1)	(1)	(1)	(1)	(1)
1958: Jan. 2	*157.0	(1)	(1)	(1)	(1)	(1)	(1)	(1)
Apr. 1	*158.0	(1)	(1)	(1)	(1)	(1)	(1)	(1)
July 1	*162.0	(1)	(1)	(1)	(1)	(1)	(1)	(1)

Source: Department of Labor. * Estimated. [1] Not available.

Table E-5: Union Wage Scales in the Building Trades: Average Rate and Range in Rates, by Trade, and Rate by City

(As of July 1, 1958)

City	Bricklayers	Carpenters	Electricians	Painters	Plasterers	Plumbers	Building laborers
ALL PLACES:							
Estimated average rate	**$3.89**	**$3.46**	**$3.68**	**$3.27**	**$3.74**	**$3.71**	**$2.48**
Range in rate levels	**2.50-4.35**	**2.00-4.15**	**2.38-4.35**	**1.75-3.60**	**2.50-4.35**	**2.75-4.25**	**1.20-3.35**
Cents-per-hour increase, Apr. 1-July 1, 1958	*9.3*	*10.3*	*10.5*	*5.3*	*6.9*	*10.7*	*7.7*
Albuquerque, N. Mex.	3.900	3.175	3.450	*2.875	3.250	3.550	2.075
Atlanta, Ga.	3.750	*3.050	3.350	3.000	*3.250	*3.450	*1.700
Baltimore, Md.	3.800	3.200	3.575	2.975	3.450	3.400	2.000
Birmingham, Ala.	*3.750	*2.950	*3.425	3.000	3.050	3.320	1.650
Boise, Idaho	*3.600	*3.000	*3.350	*2.850	3.000	*3.350	*2.320
Boston, Mass.	*3.750	*3.400	[1]3.450	*3.100	3.650	[2]3.400	*2.550
Buffalo, N. Y.	*3.715	*3.735	*3.900	*3.350	*3.785	*3.575	*2.735
Burlington, Vt.	3.650	2.750	2.375	1.750	3.500	*2.850	2.000
Butte, Mont.	3.125	3.000	3.350	2.750	3.250	3.275	2.090
Charleston, S. C.	2.750	2.500	3.000	[1]2.000	2.750	*3.300	1.250
Charleston, W. Va.	*3.750	*3.425	*3.425	*2.875	3.250	*3.500	*2.350
Charlotte, N. C.	3.100	2.400	*2.900	2.000	2.625	3.100	1.335
Chattanooga, Tenn.	3.750	*3.050	*3.350	*2.800	*3.300	*3.500	*1.900
Cheyenne, Wyo.	3.750	2.940	*3.280	*2.850	3.250	3.150	1.950
Chicago, Ill.	3.825	*3.650	*3.900	*3.500	3.700	*3.730	2.775
Cincinnati, Ohio	*3.700	*3.575	*3.820	*3.200	*3.625	*3.725	*2.625
Cleveland, Ohio	*3.835	3.740	*3.950	*3.505	*3.830	*3.730	*3.090
Columbia, S. C.	2.500	2.000	2.850	*2.250	2.500	*3.250	(3)
Columbus, Ohio	*3.800	*3.320	*3.600	*3.000	*3.500	*3.550	*2.420
Dallas, Tex.	*3.875	3.100	*3.375	3.000	3.563	*3.375	*1.700
Dayton, Ohio	*3.780	*3.400	*3.700	*3.200	*3.500	3.550	*2.450
Denver, Colo.	3.750	*3.340	*3.600	3.075	3.375	3.550	2.170
Des Moines, Iowa	*3.925	*3.250	*3.500	*3.000	*3.300	*3.550	*2.500
Detroit, Mich.	*3.770	*3.400	*3.800	*3.250	*3.660	*3.735	2.580
Duluth, Minn.	*3.490	*2.940	*3.330	*2.950	3.225	*3.330	*2.290
El Paso, Tex.	3.700	3.100	3.350	2.675	3.250	*3.450	1.700
Erie, Pa.	*3.900	*3.490	*3.675	*3.040	*3.575	*3.650	*2.550
Evansville, Ind.	3.625	3.100	*3.430	*3.100	3.350	3.425	2.200
Fargo, N. Dak.	3.600	2.620	3.000	*2.500	3.250	2.800	1.920
Grand Rapids, Mich.	*3.950	*3.300	*3.460	*2.800	*3.500	3.700	*2.500
Hartford, Conn.	*3.750	3.350	*3.900	3.100	*3.750	3.520	*2.500
Houston, Tex.	3.750	3.075	*3.650	3.000	3.500	*3.425	1.850
Indianapolis, Ind.	3.800	*3.375	3.550	*3.300	*3.600	*3.600	*2.375
Jackson, Miss.	3.250	2.650	*3.150	*2.500	*2.875	*3.300	*1.450
Jacksonville, Fla.	3.350	2.850	3.450	2.625	3.050	*3.500	1.200
Kansas City, Mo.	*3.850	3.325	3.475	3.250	3.625	3.400	2.355
Knoxville, Tenn.	3.600	2.875	3.150	2.600	*3.250	3.300	1.775
Lansing, Mich.	*3.880	*3.330	*3.600	*3.080	3.800	3.500	*2.530
Las Vegas, Nev.	*4.150	*3.575	3.800	*3.450	*4.150	*4.050	*2.850
Little Rock, Ark.	3.500	*2.950	*3.125	*2.600	*3.300	*3.200	1.500
Los Angeles, Calif.	*3.850	*3.375	[4]3.984	*3.360	*4.000	*3.800	*2.680
Louisville, Ky.	*3.850	3.300	*3.550	*3.150	3.400	3.450	2.250
Madison, Wis.	3.550	3.100	*3.550	*3.000	3.400	3.230	2.550
Manchester, N. H.	3.500	*3.090	3.000	*2.430	3.500	*3.200	2.200
Memphis, Tenn.	3.750	*2.950	3.300	*2.870	3.220	*3.410	*1.600
Miami, Fla.	3.600	3.200	3.500	2.870	3.600	3.500	*1.680
Milwaukee, Wis.	3.550	3.300	3.350	3.000	3.310	3.360	2.520
Minneapolis, Minn.	*3.725	*3.300	*3.380	*3.150	*3.400	3.215	*2.550
Mobile, Ala.	*3.785	*3.050	3.375	*3.025	*3.400	3.600	*1.780
Montgomery, Ala.	3.250	2.450	2.900	2.500	2.750	3.200	1.200

See footnotes at end of table.

Table E-5: Union Wage Scales in the Building Trades: Average Rate and Range in Rates, by Trade, and Rate by City--Continued

(As of July 1, 1958)

City	Bricklayers	Carpenters	Electricians	Painters	Plasterers	Plumbers	Building laborers
Nashville, Tenn.	*$3.750	$2.850	$3.175	*$3.000	$3.250	*$3.400	$1.550
Newark, N. J.	*4.300	*4.150	4.250	3.600	*4.300	*4.250	*3.300
New Haven, Conn.	3.650	*3.350	3.500	3.100	3.650	3.500	*2.600
New Orleans, La.	*3.475	*2.950	*3.475	2.625	*3.070	*3.400	*1.700
New York, N. Y.	*4.350	*4.100	3.900	3.290	*4.350	*4.250	*3.350
Norfolk, Va.	3.500	2.600	*3.300	*2.720	*3.250	3.250	*1.500
Oakland, Calif.	3.750	*3.325	*3.910	*3.350	3.540	3.875	*2.685
Oklahoma City, Okla.	3.800	2.975	*3.500	*2.900	3.500	3.570	2.050
Omaha, Nebr.	3.700	3.050	3.500	2.800	3.500	*3.500	*2.225
Peoria, Ill.	*3.925	*3.500	*3.700	*3.225	*3.775	*3.750	*2.850
Philadelphia, Pa.	*4.000	*3.635	4.075	*3.175	*4.050	4.000	2.350
Phoenix, Ariz.	*4.000	*3.360	3.450	*2.950	*3.710	3.550	*2.360
Pittsburgh, Pa.	*4.150	*3.675	4.350	3.450	3.575	*4.000	*2.450
Portland, Maine	3.500	2.850	3.000	2.100	3.250	3.225	*2.200
Portland, Oreg.	*3.777	3.100	*3.500	3.075	*3.400	*3.490	2.550
Providence, R. I.	3.600	*3.075	*3.400	*2.700	*3.600	*3.350	*2.375
Raleigh, N. C.	2.750	2.000	2.625	1.900	2.750	2.750	1.250
Reading, Pa.	*3.700	*3.100	[1]3.550	*2.700	*3.350	*3.350	*2.160
Richmond, Va.	3.500	2.600	3.150	2.250	*3.120	3.250	*1.500
Rochester, N. Y.	*3.835	*3.550	*3.670	*3.300	*3.835	*3.470	*2.715
Rock Island, Ill. (Dist.)[5]	3.600	*3.150	3.500	3.000	3.250	3.500	*2.500
St. Louis, Mo.	3.900	*3.575	3.830	3.415	3.800	*3.850	*2.625
St. Paul, Minn.	*3.725	*3.300	*3.380	*3.150	*3.400	3.215	*2.550
Salt Lake City, Utah	3.770	*3.075	3.275	*2.860	3.375	3.350	*2.200
San Antonio, Tex.	3.500	*3.000	*3.375	2.750	3.500	*3.425	1.375
San Diego, Calif.	*4.000	*3.375	3.900	*3.290	*3.875	*3.800	*2.660
San Francisco, Calif.	3.950	*3.325	*3.910	*3.350	*3.740	*3.820	*2.685
Santa Fe, N. Mex.	3.900	3.175	[1]3.450	*2.875	3.250	3.550	2.075
Savannah, Ga.	3.400	2.900	*3.350	2.500	*2.750	3.450	1.550
Schenectady, N. Y.	*3.600	*3.275	3.550	*2.850	*3.600	*3.550	*2.500
Scranton, Pa.	*3.625	*3.050	*3.350	2.625	*3.525	3.250	*2.325
Seattle, Wash.	*3.900	3.130	*3.650	3.135	3.400	*3.700	2.700
Shreveport, La.	3.750	2.825	*3.475	*2.825	3.250	3.300	1.575
Sioux Falls, S. Dak.	*3.575	*2.650	*3.300	*2.350	3.000	*3.350	*1.875
South Bend, Ind.	3.700	3.125	3.380	2.900	3.250	3.375	2.400
Spokane, Wash.	3.890	3.130	3.325	3.000	3.450	*3.700	2.400
Springfield, Mass.	3.525	3.200	*3.375	*2.900	3.525	*3.350	*2.275
Syracuse, N. Y.	3.725	*3.345	3.700	3.000	3.600	*3.505	2.575
Tampa, Fla.	*3.400	2.775	*3.400	2.650	*3.400	3.250	1.475
Toledo, Ohio	*3.830	*3.720	*3.800	*3.390	*3.720	*3.750	*2.840
Trenton, N. J.	*4.000	*3.725	4.350	*3.350	*4.000	*4.000	*2.750
Tulsa, Okla.	3.750	3.025	*3.475	*3.050	3.500	*3.580	[1]2.000
Washington, D. C.	*3.900	*3.500	*3.900	*3.465	3.650	3.760	*2.300
Wichita, Kans.	*3.750	3.000	3.350	*2.750	3.375	3.600	2.200
Wilmington, Del.	*3.825	*3.550	3.825	*3.075	*3.700	*3.700	*2.150
Worcester, Mass.	*3.650	*3.400	*3.350	2.800	*3.650	3.150	2.450
York, Pa.	3.325	*2.850	*3.350	*2.450	*3.250	*3.200	*1.925
Youngstown, Ohio	*3.855	*3.575	*3.750	*3.315	*3.715	*3.590	2.645

Source: Department of Labor. * Represents an increase in rates between April 1, 1958 and July 1, 1958. [1] Indicates a correction of data reported for previous quarter. [2] Excludes 10 cents vacation allowance which is included in negotiated scale of $3.50. [3] No union scale in effect on survey date. [4] Excludes 4 percent vacation allowance which is included in negotiated scale of $3.90. [5] Includes Rock Island and Moline, Ill., and Davenport, Iowa.

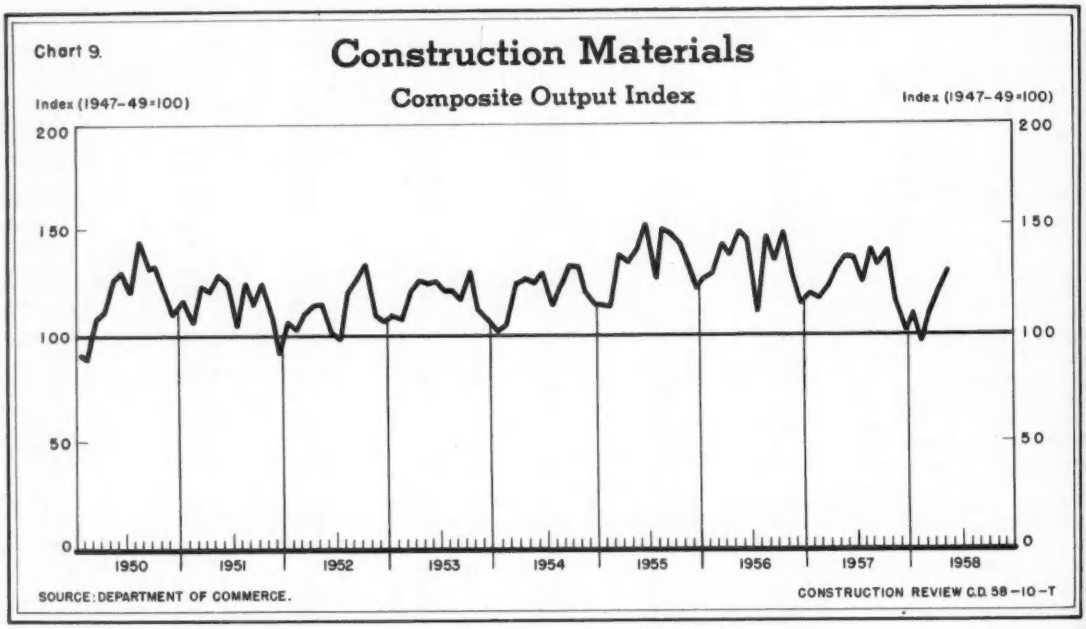


Table F-1: Construction Materials: Indexes of Output

(Monthly average 1947-49=100)

Materials group	Monthly Indexes													
	1957								1958					
	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	June
Composite	**136.3**	**135.8**	**123.5**	**139.0**	**131.0**	**139.0**	**113.7**	**101.2**	**109.8**	**98.0**	**109.7**	**119.1**	**130.9**	(1)
Lumber and wood products	131.0	124.4	113.6	129.5	120.3	130.1	107.8	95.8	112.7	102.8	110.5	115.3	119.3	119.5
Millwork	115.1	137.3	111.7	146.9	132.5	134.5	103.8	93.6	91.8	87.7	89.2	92.8	97.3	108.9
Paint, varnish, and lacquer	132.7	130.6	129.8	127.0	116.6	119.4	92.1	86.5	106.0	95.9	104.2	124.6	137.7	(1)
Portland cement	164.4	158.3	121.4	187.9	184.7	180.2	149.6	133.9	110.6	84.6	106.2	143.6	175.1	179.9
Asphalt products	87.6	96.2	114.8	130.7	112.9	126.0	80.7	58.7	67.7	57.2	81.9	109.3	132.4	128.0
Heating and plumbing equipment	106.5	106.5	104.6	113.1	139.8	138.3	106.2	84.3	94.8	96.9	103.6	102.0	107.9	(1)
Iron and steel products	155.8	163.4	139.7	151.7	139.2	149.4	126.7	115.3	115.2	100.7	116.3	121.9	139.2	(1)
Clay construction products	136.0	132.4	134.8	141.4	132.9	146.4	128.9	116.1	111.6	94.6	107.6	124.2	133.5	(1)

	Quarterly Indexes						
	1956		1957				1958
	3d qtr.	4th qtr.	1st qtr.	2d qtr.	3d qtr.	4th qtr.	1st qtr.
Gypsum products	158.0	145.8	142.1	156.2	168.2	150.9	150.6
Plumbing fixtures	116.8	117.9	115.8	117.5	107.5	115.5	115.3

Source: Table compiled by the Department of Commerce from data reported by various Government agencies and by private firms as shown in notes to the tables following in Part F.

[1] Not available in time for this issue.

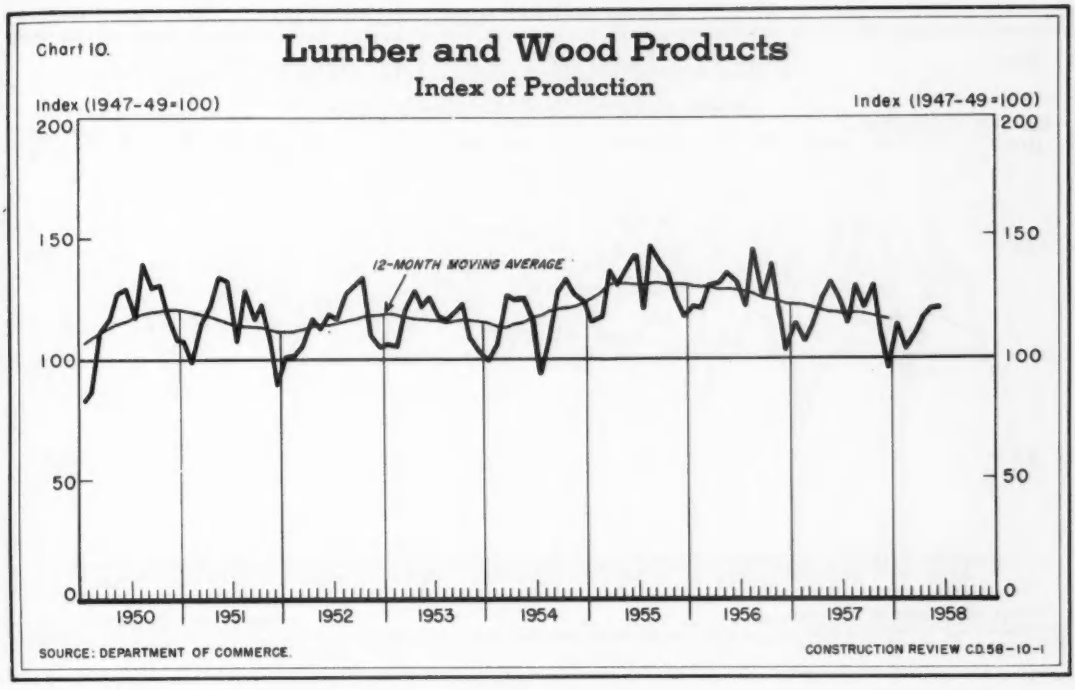


Table F-2: Lumber and Wood Products: Production, Shipments, and Stocks

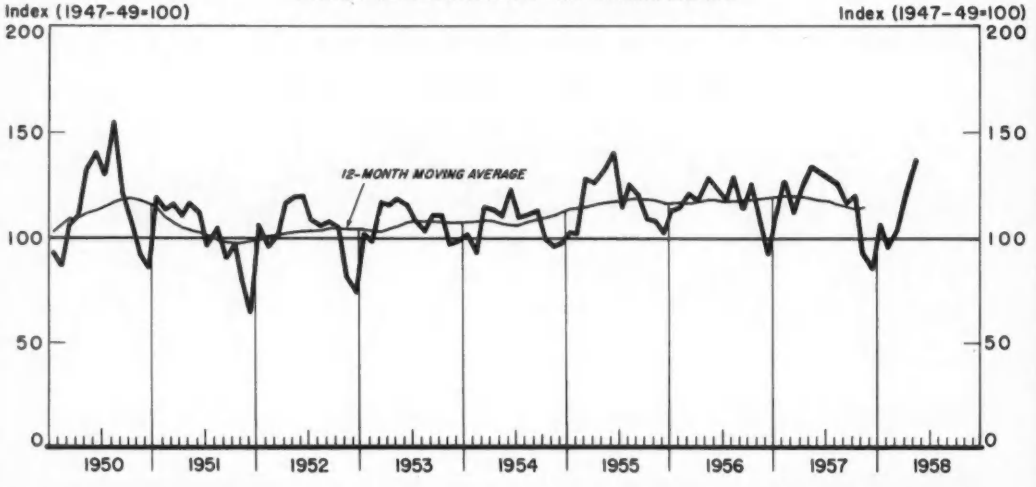
Period	Softwood lumber (*Million board feet*)			Hardwood flooring (*Thousand board feet*)			Douglas fir plywood (*Million square feet*)	Insulating boards (*Tons*)	Hardboard (*Tons*)
	Production	Shipments	Stocks*	Production	Shipments	Stocks*	Production		
1947-49 average	28,252	27,656	4,485	812,365	789,437	44,455	1,802	766,269	294,214
Year: 1955	31,479	31,383	5,387	1,268,104	1,258,914	70,045	4,947	1,092,890	529,558
1956	30,484	29,758	6,117	1,166,446	1,117,010	114,074	5,191	1,102,012	539,981
1957	27,391	27,528	5,916	953,706	947,023	107,028	5,379	994,000	569,000
12 months ending:									
March 1958	26,926	27,040	--	913,873	907,687	--	5,588	984,607	594,505
April 1958	26,609	26,797	--	906,528	903,565	--	(1)	982,276	595,607
May 1958	26,316	26,561	--	896,580	899,730	--	(1)	987,850	592,851
June 1958	26,154	26,436	--	896,789	903,838	--	(1)	982,473	586,621
1957: June	2,443	2,500	6,176	78,122	78,203	112,084	467	86,334	50,753
July	2,229	2,358	5,956	76,731	77,522	110,120	413	80,451	48,959
August	2,562	2,624	5,867	85,633	86,080	109,973	468	88,568	52,658
September	2,354	2,341	5,880	78,366	78,681	109,608	451	82,599	50,707
October	2,506	2,543	5,849	85,770	87,972	104,641	512	89,814	55,367
November	2,036	1,964	5,892	71,245	70,576	102,768	440	78,064	50,065
December	1,801	1,780	5,916	63,061	58,776	107,028	401	64,038	45,394
1958: January	2,038	1,974	5,987	73,034	67,363	110,372	532	75,177	51,498
February	1,884	1,784	6,033	63,480	59,586	114,466	457	81,814	46,543
March	2,064	2,052	6,045	69,441	69,658	112,211	469	84,043	50,076
April	2,132	2,268	5,955	74,585	81,335	104,963	(1)	85,622	43,547
May	2,267	2,373	5,848	77,112	83,978	95,282	(1)	91,326	47,284
June	2,281	2,375	5,755	78,331	82,311	91,227	(1)	80,957	44,523
	Percent change								
June, 1957-58	- 7	- 5	- 7	(2)	+ 5	-19	--	- 6	-12
First 6 mos., 1957-58	- 9	- 8	--	-12	- 9	--	--	- 2	+ 7

Source: Table compiled by Department of Commerce (BDSA) from data reported by the National Lumber Manufacturers Association, the Douglas Fir Plywood Association, and the Bureau of the Census. * As of end of period. [1] Not available. [2] Change of less than one-half of 1 percent.

Chart II.

Paint, Varnish, and Lacquer

Index of Production for Trade Sales



SOURCE: DEPARTMENT OF COMMERCE. CONSTRUCTION REVIEW C.D.58-10-J

Table F-3: Millwork Products, and Paint, Varnish, and Lacquer: Production

Period	Production (*Thousands of units*)				Production for trade sales (*Thousands of gallons*)
	Ponderosa pine doors	Hardwood doors	Sash	Exterior frames	Paint, varnish, & lacquer
1947-49 average	3,768	3,298	11,043	4,186	266,701
Year: 1955	2,253	6,786	12,733	7,259	312,510
1956	2,035	6,404	10,551	5,679	312,543
1957	2,015	5,486	9,867	5,279	313,494
12 months ending:					
April 1958	1,967	4,939	9,472	5,289	302,870
May 1958	1,960	4,860	9,360	5,221	303,893
June 1958	1,916	4,717	9,234	5,185	(1)
1957: May	164	395	775	549	29,577
June	165	507	916	608	28,974
July	156	425	831	412	28,582
August	187	538	1,076	621	28,078
September	186	505	1,004	479	25,780
October	202	503	1,077	476	26,590
November	150	408	793	337	20,461
December	141	393	633	258	19,102
1958: January	149	354	461	362	23,559
February	148	304	640	366	21,319
March	157	291	627	416	23,148
April	162	316	639	405	27,700
May	157	316	663	481	30,600
June	121	364	790	572	(1)
	Percent change				
May, 1957-58	- 4	-20	-14	-12	+ 4
First 5 mos., 1957-58	- 7	-28	-14	- 3	- 6

Source: Table compiled by Department of Commerce (BDSA) from data reported by the National Wood Work Manufacturers Association (whose data on ponderosa pine and hardwood doors, sash, and exterior frames are only from member firms, and are not adjusted to represent full coverage), and the Bureau of the Census. [1] Not available in time for this issue.

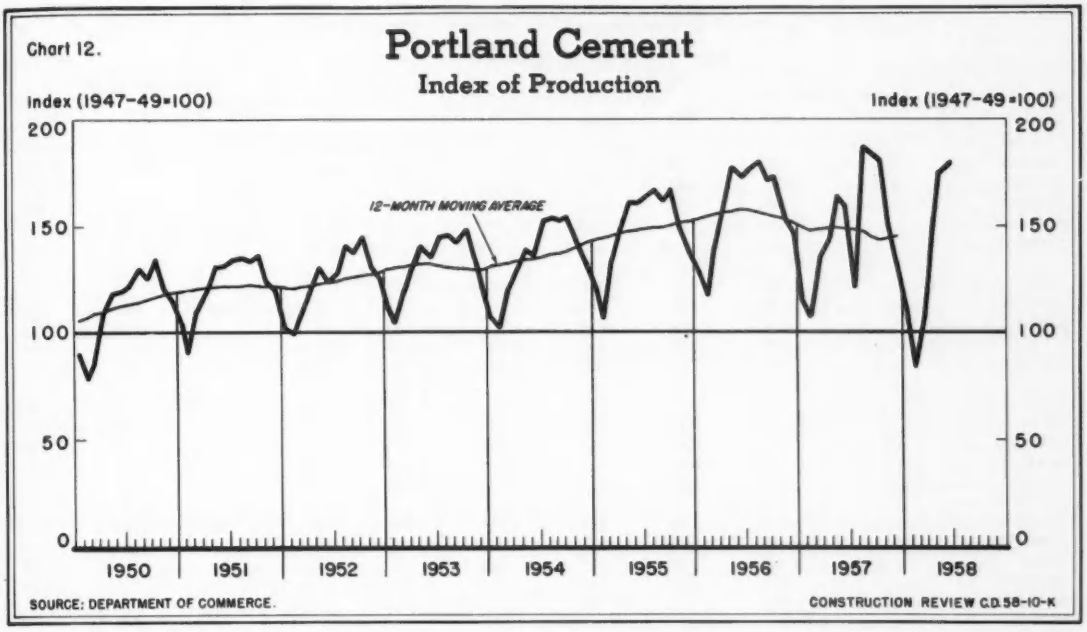


Table F-4: Portland Cement, and Asphalt and Gypsum Products: Production, Shipments, and Stocks

Period	Portland cement (Thousands of barrels) Production	Portland cement (Thousands of barrels) Shipments	Portland cement (Thousands of barrels) Stocks*	Shipments (Thousands of squares) Asphalt prepared roofing	Asphalt siding	Asphalt insulated brick siding	Asphalt and tar saturated felts	Shipments (Million square feet) Gypsum board[1]	Gypsum lath[1]
1947-49 average	200,607	199,306	11,922	61,252	3,365	2,811	17,087	2,478	2,075
Year: 1955	296,829	296,275	17,536	62,582	1,288	2,194	34,629	4,946	2,940
1956	316,465	311,571	22,412	57,590	1,208	2,055	29,774	4,824	2,675
1957	297,801	291,741	28,550	53,326	1,036	1,764	30,761	4,505	2,224
12 months ending:									
March 1958	288,500	286,029	--	51,047	943	1,686	29,774	4,589	2,223
April 1958	288,534	288,245	--	51,782	946	1,675	30,088		
May 1958	290,323	289,812	--	54,154	974	1,657	31,242		
June 1958	293,939	290,567	--	55,857	991	1,650	32,015	(2)	(2)
1957: June	26,462	29,758	29,885	4,532	75	174	2,323	1,130	577
July	20,287	25,827	24,345	5,401	80	183	2,899		
August	31,406	35,732	20,019	5,882	99	195	3,695	1,217	621
September	30,884	30,707	20,195	5,455	113	186	2,593		
October	30,121	31,164	19,207	6,053	132	195	2,985		
November	25,014	21,039	23,188	3,707	80	115	2,182	1,111	529
December	22,386	17,002	28,550	2,594	48	73	1,781		
1958: January	18,488	13,742	33,312	2,975	62	73	2,111		
February	14,144	11,058	36,392	2,500	54	67	1,780	1,131	496
March	17,856	17,570	36,668	3,546	56	108	2,572		
April	24,001	25,567	35,179	5,159	83	131	2,911		
May	29,274	30,770	33,674	6,347	92	157	3,410	(2)	(2)
June	30,078	30,513	33,238	6,235	92	167	3,096		
	Percent change								
June, 1957-58	+14	+ 3	+11	+38	+23	- 4	+33	--	--
First 6 mos., 1957-58	- 3	- 1	--	+10	- 9	-14	+ 9	--	--

Source: Table compiled by Department of Commerce (BDSA) from data reported by the Department of Interior (Bureau of Mines), and the Bureau of the Census. * As of end of period. [1] Data reported on quarterly basis. [2] Not available in time for this issue.

Table F-5: Portland Cement: Destination of Shipments, by State

(Thousands of barrels)

State	1958			Calendar year			12 months ending--		
	Apr.	May	June	1955	1956	1957	Apr. 1958	May 1958	June 1958
Alabama	415	454	408	3,949	4,935	4,627	4,400	4,385	4,342
Arizona	318	306	273	2,337	2,621	2,778	3,054	3,129	3,181
Arkansas	189	199	194	2,519	1,841	1,684	1,800	1,840	1,868
California	2,439	3,207	3,329	31,553	35,854	32,910	31,402	31,736	32,253
Colorado	341	431	462	3,486	3,703	4,027	4,111	4,181	4,197
Connecticut	289	406	356	3,380	4,325	5,188	4,655	4,451	4,152
Delaware	78	88	94	1,097	1,086	905	841	826	833
District of Columbia	144	149	139	1,395	1,327	1,172	1,182	1,256	1,274
Florida	879	985	1,017	8,997	9,499	9,985	9,685	9,702	9,946
Georgia	458	542	483	5,198	5,381	4,675	4,616	4,649	4,641
Idaho	146	149	129	923	1,074	959	1,059	1,114	1,146
Illinois	1,719	2,316	1,838	14,670	16,719	16,238	16,840	17,625	17,681
Indiana	717	736	683	8,073	9,181	7,045	7,220	7,275	7,229
Iowa	510	868	957	5,883	6,774	5,810	5,840	6,075	6,297
Kansas	602	683	616	7,248	6,963	4,980	5,190	5,449	5,542
Kentucky	265	293	326	3,636	3,509	3,281	3,302	3,235	3,186
Louisiana	615	638	676	7,347	8,303	7,585	7,361	7,284	7,327
Maine	47	94	125	961	978	964	927	929	918
Maryland	442	467	443	4,882	5,764	5,176	4,810	4,715	4,572
Massachusetts	376	514	467	5,239	5,848	4,922	4,746	4,663	4,585
Michigan	1,148	1,511	1,493	13,991	16,215	14,498	14,403	14,337	14,123
Minnesota	438	602	709	5,838	5,515	5,481	5,543	5,528	5,571
Mississippi	208	251	265	1,972	1,977	2,190	2,342	2,422	2,478
Missouri	685	825	776	7,824	7,646	6,851	6,797	7,011	7,032
Montana	116	136	135	951	1,405	1,377	1,374	1,361	1,339
Nebraska	317	406	398	3,485	3,352	2,651	2,725	2,888	3,027
Nevada	47	48	54	737	616	554	526	514	523
New Hampshire	46	56	61	1,147	926	637	588	573	563
New Jersey	740	804	737	9,337	9,428	7,952	7,568	7,460	7,364
New Mexico	181	218	206	1,996	2,086	2,206	2,189	2,217	2,219
New York	1,754	2,135	2,160	19,399	20,400	19,175	18,510	18,273	18,112
North Carolina	358	420	445	4,414	4,384	4,647	4,367	4,325	4,344
North Dakota	83	166	266	1,150	1,294	1,930	1,951	2,000	2,081
Ohio	1,336	1,472	1,600	17,320	17,554	17,306	17,175	16,853	16,671
Oklahoma	440	452	403	4,785	4,815	4,917	4,950	5,030	4,978
Oregon	192	218	245	2,398	2,565	2,532	2,639	2,631	2,631
Pennsylvania	1,359	1,623	1,541	16,077	15,445	14,288	13,989	14,009	13,999
Rhode Island	79	97	77	822	819	762	763	781	759
South Carolina	185	210	202	2,461	2,359	2,010	1,976	1,991	2,015
South Dakota	92	152	147	1,221	1,374	1,071	1,065	1,096	1,114
Tennessee	355	403	451	5,088	4,843	4,153	3,996	3,965	3,994
Texas	1,764	2,018	2,046	20,781	20,953	18,892	19,201	19,537	19,930
Utah	177	209	204	1,835	2,010	1,791	1,798	1,826	1,843
Vermont	24	37	36	294	334	302	274	279	274
Virginia	468	527	522	4,801	5,419	5,436	5,067	4,995	4,944
Washington	520	553	551	5,656	4,677	5,078	5,504	5,559	5,609
West Virginia	154	183	216	2,053	1,937	2,269	2,159	2,116	2,110
Wisconsin	594	780	781	5,977	6,768	6,771	6,927	6,995	7,011
Wyoming	54	84	101	578	655	688	701	719	742

Source: Table compiled by Department of Commerce from data reported by Department of Interior (Bureau of Mines).

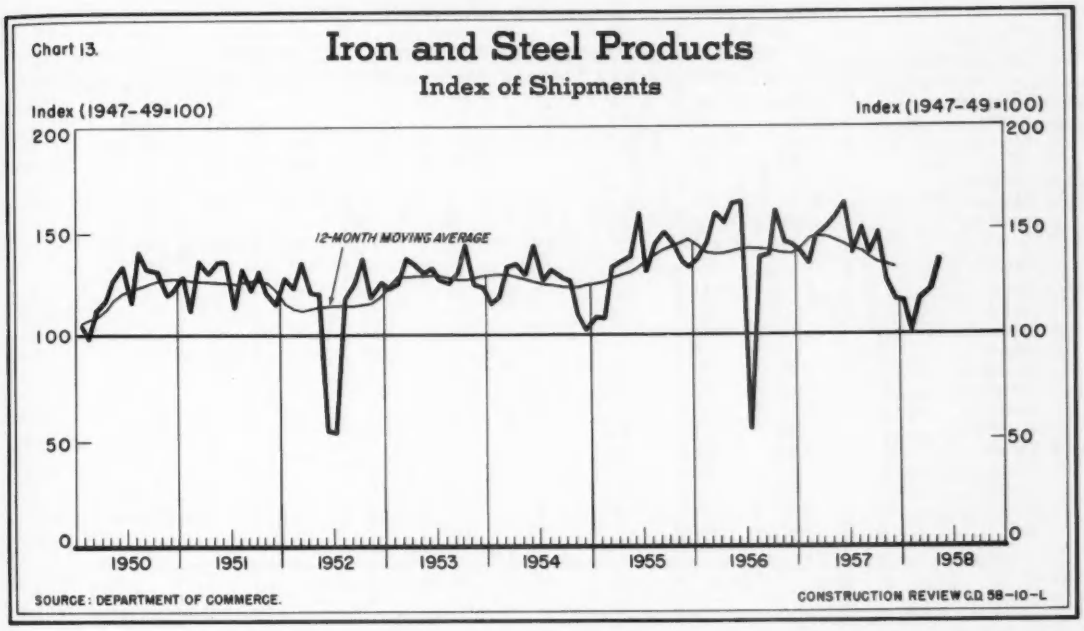


Table F-6: Iron and Steel Products: Shipments, Bookings, and Backlog

(Thousands of tons)

Period	Shipments									Shipments	Bookings	Backlog [1]
	Line pipe	Concrete reinforcing bars	Galvanized sheets	Nails	Piling	Rails	Cast-iron pipe: Pressure	Cast-iron pipe: Soil	Rigid steel conduit	Fabricated structural steel	Fabricated structural steel	Fabricated structural steel
1947-49 average	1,975	1,523	1,669	797	309	2,167	1,075	604	226	2,639	2,442	--
Year: 1955	3,083	2,164	2,865	651	391	1,233	1,682	869	280	3,659	4,651	1,029
1956	3,377	2,518	2,958	559	433	1,300	1,745	817	359	3,780	4,736	1,313
1957	4,217	2,300	2,393	447	569	1,283	1,352	757	352	4,180	3,073	--
12 months ending:												
March 1958	3,787	1,967	2,296	422	515	1,057	1,289	740	336	4,166	2,684	--
April 1958	3,586	1,927	2,303	418	495	984	1,272	741	338	4,128	2,488	--
May 1958	3,462	1,930	2,327	416	490	913	1,253	742	339	4,079	2,381	--
1957: May	392	188	207	43	46	144	142	69	25	377	331	1,350
June	370	233	239	59	52	126	131	71	38	385	247	1,277
July	352	172	167	31	52	115	107	60	46	342	213	1,335
August	376	192	187	37	49	93	138	73	31	384	184	1,282
September	355	196	184	35	42	90	120	64	27	339	221	1,249
October	352	163	213	38	49	79	122	72	30	385	181	1,213
November	309	141	190	26	39	64	91	59	24	334	218	1,175
December	295	100	159	19	38	54	74	62	21	320	141	1,125
1958: January	228	118	187	32	35	58	79	50	30	317	162	1,361
February	203	107	168	28	25	44	68	40	21	283	186	1,410
March	174	141	196	34	32	54	88	57	21	337	196	1,341
April	180	176	206	36	36	63	112	64	24	324	208	1,279
May	268	191	231	41	41	73	123	70	26	328	224	1,257
June	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	329	287	1,267
	Percent change											
May, 1957-58	-32	+ 2	+12	- 6	-11	-49	-13	+ 1	+ 3	-13	-32	- 7
First 5 mos., 1957-58	-42	-34	- 6	-15	-32	-56	-17	- 5	-10	- 6	-41	--

Source: Table compiled by the Department of Commerce (BDSA) from data reported by the American Iron and Steel Institute, the National Electric Manufacturers Association, the American Institute of Steel Construction, and the Bureau of the Census. [1] Scheduled for fabrication in the next 4 months. [2] Not available in time for this issue.

Table F-7: Clay Construction Products: Production and Shipments

Period	Brick, common and face (*Million brick*)		Structural clay tile (*Thousand tons*)		Vitrified clay sewer pipe (*Thousand tons*)		Hollow facing tile (*Million brick equivalent*)		Glazed & unglazed floor & wall tile (*Thousand square feet*)	
	Production	Shipments	Production	Shipments	Production	Shipments	Production	Shipments	Production	Shipments
1947-49 average	5,504	5,324	1,286	1,231	1,451	1,375	357	341	104,800	101,088
Year: 1955	7,902	7,741	935	929	2,112	2,056	534	522	233,001	232,802
1956	8,085	7,382	862	750	2,154	2,039	576	535	245,996	227,369
1957	6,509	6,199	643	587	1,820	1,631	490	469	193,940	190,074
12 months ending:										
February 1958	6,377	6,099	612	562	1,751	1,587	492	470	196,544	192,622
March 1958	6,309	6,060	592	549	1,717	1,570	496	469	197,423	192,476
April 1958	6,290	6,081	587	548	1,684	1,575	494	467	198,884	192,792
May 1958	6,283	6,067	582	547	1,668	1,579	493	464	199,488	192,911
1957: May	592	613	57	54	160	151	39	39	16,517	16,485
June	577	567	58	56	150	152	41	41	16,050	16,157
July	593	609	62	58	154	154	45	44	15,465	15,939
August	625	634	54	51	158	169	45	43	16,957	17,503
September	584	570	46	46	144	150	41	39	16,654	16,329
October	612	602	50	49	173	165	47	45	18,827	18,277
November	533	478	46	39	145	117	43	41	17,214	16,309
December	461	385	44	37	124	88	43	39	16,608	15,130
1958: January	408	348	44	38	133	101	42	38	16,639	15,450
February	339	269	35	31	108	72	34	30	15,140	14,122
March	423	437	41	41	118	115	37	33	15,689	14,902
April	542	569	50	49	118	143	36	35	17,124	16,189
May	585	599	52	53	144	155	38	36	17,121	16,604
	Percent change									
May, 1957-58	- 1	- 2	- 8	- 2	-10	+ 3	- 2	- 7	+ 4	+ 1
First 5 mos., 1957-58	- 9	- 6	-22	-16	-20	- 8	+ 2	- 3	+ 7	+ 4

Source: Table compiled by Department of Commerce (BDSA) from data reported by the Bureau of the Census.

Table F-8: Clay Construction Products: Production and Shipments, by Census Region [1]

Census region	PRODUCTION				SHIPMENTS			
	1958				1958			
	May	Apr.	Mar.	Feb.	May	Apr.	Mar.	Feb.
	Brick, common and face (*thousands*)							
U. S. TOTAL	585,301	541,649	422,800	338,619	598,874	569,075	436,589	269,485
New England	10,217	5,444	5,352	4,400	9,186	8,222	8,023	4,576
Middle Atlantic	89,172	75,882	57,317	48,661	85,997	84,976	54,976	23,235
East North Central	129,273	120,189	79,146	62,179	117,037	114,141	88,678	45,510
West North Central	27,243	23,469	19,271	18,906	31,899	28,098	19,648	14,206
South Atlantic	138,855	125,114	106,720	73,381	149,360	145,401	107,330	62,625
East South Central	73,013	72,127	60,517	38,633	80,228	71,647	53,056	32,835
West South Central	65,224	75,639	58,667	55,800	69,717	67,526	62,441	46,340
Mountain	28,983	30,305	23,144	24,831	29,651	29,108	23,461	24,737
Pacific	23,321	13,480	12,666	11,828	25,799	19,956	18,976	15,421
	Structural clay tile (*tons*)							
U. S. TOTAL	51,763	50,131	40,822	35,115	52,750	48,889	41,392	30,716
Middle Atlantic	4,397	4,456	4,193	4,940	4,552	5,541	5,420	3,365
East North Central	3,461	3,061	2,892	1,607	3,064	2,922	2,124	1,306
West North Central	6,955	7,778	4,279	2,537	9,576	8,949	6,140	5,266
South Atlantic	11,158	11,513	8,342	5,522	10,639	8,373	7,096	4,911
East South Central	3,694	3,441	2,592	1,616	3,814	3,323	2,881	1,893
West South Central	19,025	17,679	17,344	17,460	18,372	17,663	16,207	12,415
Mountain & Pacific	3,073	2,203	1,180	1,433	2,733	2,118	1,524	1,560
	Vitrified clay sewer pipe (*tons*)							
U. S. TOTAL	144,005	117,536	117,507	108,154	155,448	142,501	114,563	72,335
Middle Atlantic	13,935	11,971	9,713	10,022	11,634	13,373	8,508	5,202
East North Central	55,278	49,836	46,463	40,051	58,297	59,757	49,537	23,514
West North Central	13,755	10,710	7,783	9,308	18,204	14,874	8,154	5,695
South Atlantic	16,246	14,295	16,551	13,652	17,501	15,145	14,235	11,850
E. & W. South Central	21,774	17,401	16,040	11,970	21,416	19,687	15,132	12,043
Mountain	3,602	3,239	2,528	2,643	3,897	3,715	2,677	2,437
Pacific	19,415	10,084	18,429	20,508	24,499	15,950	16,320	11,594

Source: Table compiled by Department of Commerce (BDSA) from data reported by the Bureau of the Census. [1] Composition of regions, and nonfarm population distribution by region, are shown below table A-2.

Chart 14.

Heating and Plumbing Equipment

Index of Shipments

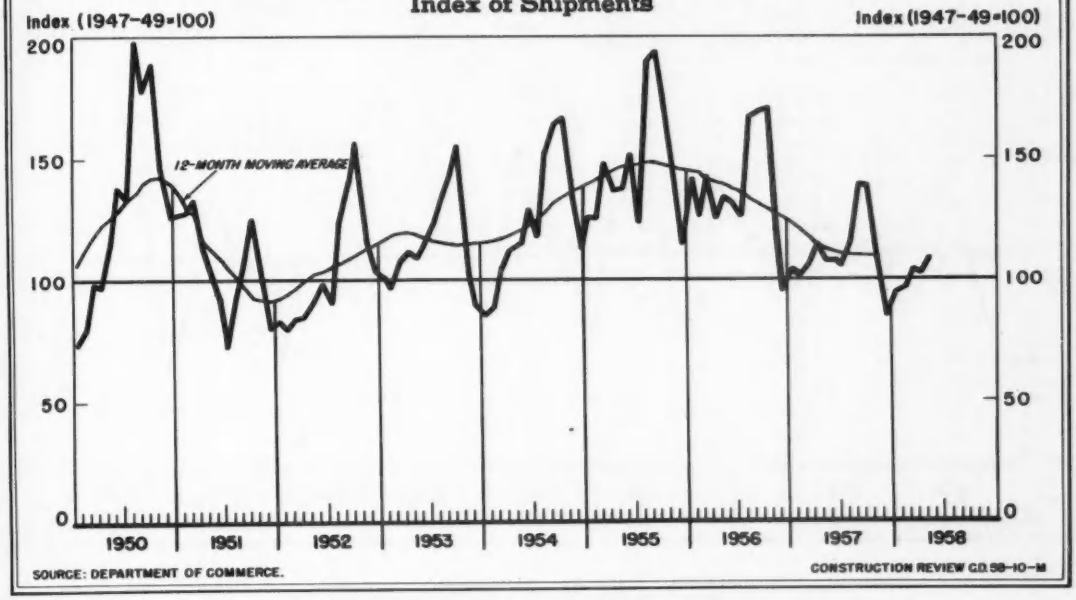


Table F-9: Heating and Plumbing Equipment: Shipments and Stocks

Period	Gas water heaters (Thousands of units)		C. I. convectors and radiators (Thousand square feet)		Warm air furnaces (Thousands of units)		Floor and wall furnaces (Thousands of units)		Residential oil burners [1] (Thousands of units)
	Shipments	Stocks*	Shipments	Stocks*	Shipments	Stocks*	Shipments	Stocks*	Shipments
1947-49 average	1,818	67	50,980	4,377	794	69	552	44	541
Year: 1955	2,634	188	30,863	4,884	1,406	208	615	73	610
1956	2,712	134	29,567	3,810	1,355	218	492	70	532
1957	2,474	79	23,138	3,482	1,068	164	430	62	384
12 months ending:									
February 1958	2,507	--	22,201	--	1,064	--	427	--	375
March 1958	2,505	--	22,288	--	1,062	--	429	--	366
April 1958	2,491	--	21,926	--	1,060	--	429	--	355
May 1958	2,469	--	(2)	--	1,065	--	430	--	351
1957: May	228	61	1,507	5,435	74	235	26	63	30
June	206	90	2,230	5,163	85	232	30	63	34
July	188	89	1,769	4,745	86	229	32	69	34
August	206	90	2,123	4,896	115	199	39	72	40
September	211	77	2,551	4,571	141	177	54	65	43
October	231	71	2,651	4,027	126	157	62	55	45
November	169	69	1,995	3,510	91	156	42	53	28
December	169	79	1,277	3,482	59	164	28	62	18
1958: January	233	64	1,343	3,761	71	155	30	65	26
February	212	71	1,229	4,270	68	161	28	66	22
March	220	61	1,890	4,405	73	172	29	65	17
April	219	72	1,361	4,807	72	182	29	66	19
May	206	89	(2)	(2)	79	193	27	71	26
	Percent change								
May, 1957-58	-10	+46	--	--	+ 8	-18	+ 1	+14	-13
First 5 mos., 1957-58	(3)	--	--	--	- 1	--	+ 1	--	-23

Source: Table compiled by Department of Commerce (BDSA) from data reported by the Bureau of the Census. * As of end of period.
[1] Sold separately. [2] Not available. [3] Change of less than one-half of 1 percent.

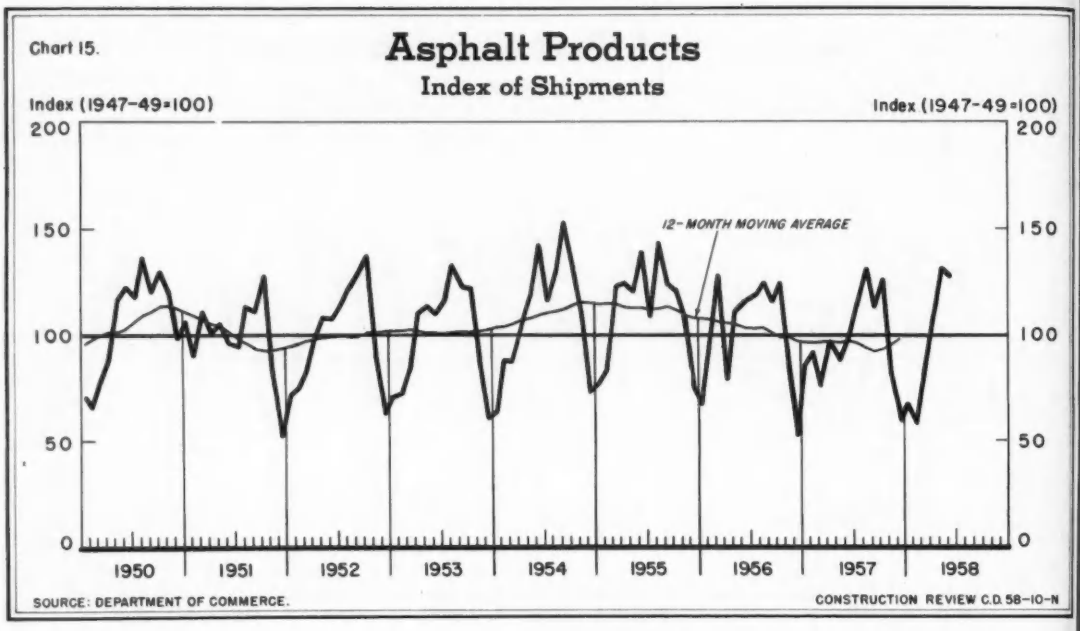


Table F-10: -Imports and Exports of Selected Construction Materials

Item	Unit of quantity	IMPORTS				EXPORTS			
		Year		First 3 months		Year		First 3 months	
		1956	1957	1957	1958	1956	1957	1957	1958
LUMBER, MILLWORK, & WOOD PRODUCTS:									
Softwoods	*MM bd. ft.*	3,165	2,704	580	565	545	616	153	120
Hardwood flooring*	*M bd. ft.*	4,667	3,646	1,029	553	18,430	19,022	3,576	5,476
Wood doors	*Units*	209,911	114,416	33,701	17,141	44,559	42,894	9,579	12,864
Wood window sash [1]	*Units*	--	--	--	--	14,641	44,084	2,715	15,141
Wallboard (hardboard)	*Tons*	3,426	2,753	745	189	6,735	6,682	1,321	(2)
Hardboard**	*Tons*	56,221	60,728	11,294	12,828	--	--	--	1,744
Insulating wallboard	*Tons*	10,710	6,863	1,835	1,012	22,423	19,167	6,026	3,148
Insulation, flexible, wood & vegetable fiber [1]	*Tons*	--	--	--	--	852	815	154	n.s.i.
Softwood plywood, interior [1]	*M sq. ft.*	10,173	[3]5,169	[3]1,643	1,250	5,618	5,963	1,510	1,066
Softwood plywood, exterior [1]	*M sq. ft.*					9,127	8,705	2,244	2,996
CEMENT, GYPSUM, & ASBESTOS:									
Portland cement	*M bbls.*	3,973	4,305	668	614	1,627	1,331	307	213
Asbestos construction materials	*Tons*	29,623	21,851	3,686	1,890	19,077	17,489	3,357	2,700
Gypsum board and lath [1]	*M sq. ft.*	--	--	--	--	7,027	8,867	1,713	n.s.i.
Asphalt tile [1]	*M sq. yds.*	--	--	--	--	1,977	2,333	401	355
IRON AND STEEL PRODUCTS:									
Cast-iron pipe, pressure	*Tons*	1,939	542	35	24	24,800	35,784	5,164	3,311
Cast-iron pipe, soil	*Tons*	5,339	4,977	1,501	1,333	6,005	8,391	2,527	1,241
Concrete reinforcing bars	*Tons*	173,028	159,828	62,974	61,232	97,301	84,720	35,457	6,269
Steel piling	*Tons*	32,615	31,810	17,923	371	9,496	18,434	2,519	7,863
Rails	*Tons*	7,437	4,853	1,632	2,007	68,046	196,792	20,343	19,344
Line pipe [1]	*Tons*	--	--	--	--	381,243	607,206	168,001	172,100
Fabricated structural steel [1]	*Tons*	--	--	--	--	84,315	246,783	34,589	22,794
Gas water heaters [1]	*Units*	--	--	--	--	32,524	38,223	3,384	8,659
CLAY PRODUCTS:									
Clay building and paving bricks	*M brick*	6,036	4,118	851	664	53,393	40,190	5,912	5,201
Clay floor and wall tiles	*M sq. ft.*	23,481	17,072	3,521	4,470	6,186	5,226	1,243	1,710
Hollow building tile [1]	*Tons*	--	--	--	--	25,225	15,364	3,881	3,364
Clay sewer pipe and drain tile [1]	*Tons*	--	--	--	--	9,034	4,654	1,660	n.s.i.

Source: Table compiled by Department of Commerce (BDSA) from data reported by the Bureau of the Census. * Imports include only maple (except Japanese), birch, and beech. ** Exports data not available prior to 1958. n.s.i. Not separately identified. [1] Data for imports not available in same detail as for exports. [2] 1958 data included in hardboard exports. [3] Revised.

(NOTE: Table F-11, Plumbing Fixtures: Production, Shipments, and Stocks, is shown quarterly in the January, April, July, and October issues.)

Part G--Employment

Table G-1: Contract Construction: Employment by Type of Contractor

Period	All contractors	Building contractors						Nonbuilding contractors		
		All building contractors	General contractors	Special trades contractors				All nonbuilding	Highway and street	Other nonbuilding
				All special trades	Plumbing and heating	Painting and decorating	Electrical work	Other trades			
	NUMBER OF EMPLOYEES *(in thousands)*										
Year: 1948	2,169.0	1,753.0	807.0	946.0	238.2	124.9	123.2	459.8	416.0	172.1	243.8
1949	2,165.0	1,736.0	779.0	957.0	241.7	123.4	122.1	469.5	428.0	178.1	250.3
1950	2,333.0	1,885.0	844.0	1,041.0	263.1	130.8	123.4	524.0	448.0	183.0	265.2
1951	2,603.0	2,109.0	957.6	1,151.7	286.9	155.7	140.5	568.7	493.0	201.3	291.9
1952	2,634.0	2,119.0	948.3	1,170.8	287.7	156.5	155.7	570.9	514.0	209.4	305.0
1953	2,622.0	2,109.0	934.0	1,175.1	288.9	148.1	159.7	578.4	513.0	214.9	297.8
1954	2,593.0	2,090.0	885.7	1,204.0	295.7	143.8	164.4	600.1	503.0	217.4	285.6
1955	2,759.0	2,243.0	922.6	1,320.8	317.0	162.3	168.4	673.1	516.0	232.4	284.0
1956	2,929.0	2,336.0	970.0	1,366.0	328.7	170.9	186.2	680.2	593.0	257.9	335.3
1957	2,808.0	2,222.0	869.3	1,352.7	321.7	164.2	188.9	677.9	586.0	250.1	335.6
1957: June	3,015.0	2,346.0	921.1	1,424.5	325.6	176.6	194.9	727.4	669.0	301.1	367.9
July	3,046.0	2,368.0	952.5	1,415.9	316.0	194.9	198.2	706.8	678.0	304.7	372.8
Aug.	3,057.0	2,380.0	935.7	1,443.9	327.0	194.0	199.4	723.5	677.0	307.9	368.9
Sept.	3,018.0	2,353.0	904.3	1,448.5	334.3	188.2	195.6	730.4	665.0	301.9	363.5
Oct.	2,956.0	2,309.0	878.1	1,431.3	332.5	178.8	191.1	728.9	647.0	289.6	357.3
Nov	2,805.0	2,216.0	838.7	1,377.5	321.3	167.6	186.3	702.3	589.0	248.7	340.6
Dec.	2,612.0	2,093.0	782.7	1,309.8	314.6	153.3	180.4	661.5	519.0	202.2	316.6
1958: Jan.	2,387.0	1,934.0	721.1	1,212.9	302.6	136.4	173.4	600.5	453.0	166.8	286.4
Feb.	2,173.0	1,773.0	648.8	1,124.3	288.0	128.9	168.2	539.2	400.0	142.8	257.5
Mar.	2,316.0	1,877.0	688.4	1,188.6	284.7	139.0	163.2	601.7	439.0	162.6	276.2
Apr.	2,493.0	1,973.0	720.9	1,252.0	282.3	152.5	160.8	656.4	520.0	214.7	305.2
May	2,685.0	2,074.0	764.0	1,309.9	285.9	171.2	162.6	690.2	611.0	280.5	330.0
June	2,824.0	2,169.0	803.6	1,365.5	299.0	180.6	165.7	720.2	655.0	311.0	344.0
July	*2,908.0	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)
	Percent change										
May-June, 1958	+5.2	+4.6	+5.2	+4.2	+4.6	+5.5	+1.9	+4.3	+7.2	+10.9	+4.2
June, 1957-58	-6.3	-7.5	-12.8	-4.1	-8.2	+2.3	-15.0	-1.0	-2.1	+3.3	-6.5

Source: Department of Labor. * Percent change: June-July 1958, +3.0; July 1957-58, -4.5 [1]Not yet available.

Table G-2: Contract Construction: Number of Employees and Indexes of Employment (Seasonally Adjusted)

Year	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Annual average
	NUMBER OF EMPLOYEES *(in thousands, seasonally adjusted)*												
1948	2,120	2,015	2,065	2,105	2,136	2,184	2,199	2,212	2,220	2,229	2,249	2,251	2,169
1949	2,222	2,171	2,146	2,128	2,124	2,130	2,157	2,176	2,197	2,192	2,190	2,141	2,165
1950	2,119	2,101	2,105	2,173	2,236	2,337	2,405	2,451	2,473	2,502	2,517	2,471	2,333
1951	2,526	2,521	2,569	2,593	2,596	2,613	2,633	2,641	2,630	2,653	2,606	2,620	2,603
1952	2,599	2,624	2,588	2,586	2,597	2,645	2,658	2,672	2,682	2,648	2,650	2,632	2,634
1953	2,647	2,669	2,653	2,638	2,613	2,598	2,588	2,596	2,612	2,632	2,623	2,626	2,622
1954	2,533	2,583	2,600	2,614	2,603	2,599	2,591	2,594	2,586	2,584	2,618	2,615	2,593
1955	2,624	2,618	2,703	2,759	2,813	2,823	2,829	2,813	2,810	2,777	2,760	2,750	2,759
1956	2,768	2,802	2,834	2,891	2,964	3,079	2,984	3,007	2,980	2,951	2,926	2,917	2,929
1957	2,798	2,831	2,859	2,855	2,891	2,899	2,847	2,805	2,782	2,763	2,710	2,679	2,808
1958	2,652	2,455	2,573	2,624	2,698	2,715	2,718						
	INDEXES *(1947-49=100)* OF EMPLOYMENT *(seasonally adjusted)*[1]												
1948	100.7	95.7	98.1	100.0	101.5	103.8	104.5	105.1	105.5	105.9	106.8	106.9	103.0
1949	105.6	103.1	101.9	101.1	100.9	101.2	102.5	103.4	104.4	104.1	104.0	101.7	102.9
1950	100.7	99.8	100.0	103.2	106.2	111.0	114.3	116.4	117.5	118.9	119.6	117.4	110.8
1951	120.0	119.8	122.0	123.2	123.3	124.1	125.1	125.5	124.9	126.0	123.8	124.5	123.7
1952	123.5	124.7	122.9	122.9	123.4	125.7	126.3	126.9	127.4	125.8	125.9	125.0	125.1
1953	125.7	126.8	126.0	125.3	124.1	123.4	122.9	123.3	124.1	125.0	124.6	124.8	124.6
1954	120.3	122.7	123.5	124.2	123.7	123.5	123.1	123.2	122.9	122.8	124.4	124.2	123.2
1955	124.7	124.4	128.4	131.1	133.6	134.1	134.4	133.6	133.5	131.9	131.1	130.6	131.1
1956	131.5	133.1	134.6	137.3	140.8	146.3	141.8	142.9	141.6	140.2	139.0	138.6	139.1
1957	132.9	134.5	135.8	135.6	137.3	137.7	135.2	133.3	132.2	131.3	128.7	127.3	133.4
1958	126.0	116.6	122.2	124.7	128.2	129.0	129.1						

Source: Department of Labor. [1] Indexes for months before January 1953 are based on seasonally adjusted employment data derived by the Federal Reserve Board.

Table G-3: Contract Construction: Employment, by State

State	Number of employees (in thousands)											Percent change, June 1957-58
	1957		1958						1955	1956	1957	
	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	June	June	June	June	
Alabama	40.0	39.6	39.2	37.9	39.6	39.9	39.9	(1)	34.8	41.0	44.2	--
Arizona	23.6	23.6	23.3	23.1	22.7	24.3	25.9	26.5	18.9	20.9	21.5	+23
Arkansas	18.4	16.5	14.3	14.1	15.5	16.6	16.5	18.4	17.3	16.4	18.7	- 2
California	277.4	271.6	260.2	248.5	257.6	255.5	278.4	287.5	277.0	296.5	284.5	+ 1
Colorado	33.2	31.5	29.8	28.7	26.4	29.8	30.7	32.2	32.8	36.1	34.7	- 7
Connecticut [2]	54.8	52.7	46.3	45.1	46.4	46.2	50.9	51.4	46.6	55.0	56.7	- 9
Delaware	12.0	11.0	10.1	9.4	11.1	11.7	12.5	13.0	11.8	20.8	12.4	+ 5
District of Columbia	16.7	15.7	14.9	14.4	15.4	16.1	16.7	17.1	17.6	18.0	17.1	0
Florida	121.3	119.7	116.0	111.2	109.9	110.1	111.7	116.4	95.2	106.4	115.4	+ 1
Georgia	49.2	47.7	45.8	43.7	46.6	48.4	51.5	53.3	54.7	56.1	52.4	+ 2
Idaho	11.2	9.8	8.1	7.6	8.5	9.9	10.7	12.0	10.0	11.3	11.5	+ 4
Illinois	206.7	194.1	181.3	165.9	182.5	195.6	201.7	202.9	180.4	201.0	213.2	- 5
Indiana	76.6	73.4	69.7	63.3	67.3	70.3	72.3	72.9	70.8	83.3	73.8	- 1
Iowa	34.1	30.5	27.3	24.7	25.5	31.0	32.3	35.0	39.8	45.5	37.7	- 7
Kansas	36.9	33.5	31.6	27.4	29.2	36.6	39.8	40.7	42.4	43.7	38.4	+ 6
Kentucky	35.7	32.0	28.5	22.0	24.7	26.7	27.8	31.0	35.9	39.2	36.6	-15
Louisiana	72.8	69.5	60.1	61.2	62.8	63.2	62.1	61.7	50.6	55.3	68.5	-10
Maine	13.9	11.8	9.7	9.3	8.9	9.4	11.8	13.6	15.5	15.5	14.8	- 8
Maryland	68.2	60.2	53.4	49.1	53.4	56.7	59.4	61.9	68.3	76.0	70.1	-12
Massachusetts	85.6	78.0	64.8	60.6	64.0	69.7	78.9	83.5	83.0	90.1	87.7	- 5
Michigan	108.6	98.1	86.8	77.0	81.8	87.0	90.4	90.6	121.5	123.3	112.2	-19
Minnesota	58.2	48.4	43.0	41.2	40.7	45.3	53.8	59.7	65.0	67.0	61.3	- 3
Mississippi	17.1	15.7	14.9	13.2	14.8	15.1	16.7	18.3	19.2	17.6	16.3	+12
Missouri	65.3	61.0	55.2	45.9	49.8	59.5	64.4	67.0	80.1	77.5	66.1	+ 1
Montana	12.2	10.4	9.2	7.8	8.1	10.4	13.1	13.7	12.6	14.1	14.4	- 5
Nebraska	19.4	17.6	16.3	15.0	15.4	18.8	21.2	20.4	26.1	24.0	21.3	- 4
Nevada	6.5	6.1	5.4	5.2	5.4	6.1	6.3	6.9	9.4	8.3	8.4	-18
New Hampshire	9.5	8.4	6.8	6.4	6.5	6.9	8.4	9.3	11.9	10.7	10.0	- 7
New Jersey	99.8	90.2	89.7	84.0	79.7	86.0	83.1	86.6	106.5	110.1	103.8	-17
New Mexico	17.4	18.1	18.2	17.5	17.7	18.5	20.3	21.0	15.9	16.0	17.7	+19
New York	271.3	250.6	222.2	198.3	214.2	236.0	251.6	261.7	252.8	272.7	281.6	- 7
North Carolina	56.9	53.8	49.9	48.0	49.8	51.0	52.1	54.9	56.6	60.1	58.5	- 6
North Dakota [3]	11.0	7.9	5.7	4.7	4.8	6.2	9.0	(1)	10.1	12.2	13.1	--
Ohio	161.3	148.8	136.4	126.1	132.9	138.4	141.6	143.6	179.3	180.0	168.2	-15
Oklahoma	34.0	35.6	33.8	29.1	30.5	33.4	34.0	35.4	35.6	34.7	34.4	+ 3
Oregon	22.0	20.2	18.4	18.4	19.3	20.5	21.3	24.9	23.0	27.9	24.2	+ 3
Pennsylvania [4]	179.3	167.4	152.1	134.4	149.2	166.4	176.7	185.2	196.9	199.5	194.3	- 5
Rhode Island	18.4	17.7	14.5	14.0	14.5	16.6	17.9	19.0	17.5	19.1	19.2	- 1
South Carolina	26.5	26.4	26.8	25.5	26.4	26.1	27.6	28.1	31.8	29.5	26.9	+ 4
South Dakota	8.3	6.7	6.5	6.2	6.8	8.0	10.5	10.6	11.5	12.9	11.3	- 6
Tennessee	40.6	38.1	35.9	32.8	36.1	38.1	39.2	42.2	48.4	46.0	44.4	- 5
Texas	156.6	159.0	157.1	149.3	151.7	155.3	157.7	164.7	166.9	165.4	169.3	- 3
Utah	15.3	14.1	12.4	12.0	12.9	13.6	14.7	15.6	16.7	17.4	16.4	- 5
Vermont	5.4	4.6	3.6	3.3	3.3	4.0	5.0	5.6	5.0	5.3	5.5	+ 2
Virginia	69.2	65.7	61.8	60.2	62.1	64.7	67.5	68.6	64.5	74.1	74.4	- 8
Washington	43.1	39.8	36.5	37.6	38.8	40.8	42.9	45.5	52.0	49.6	45.4	(5)
West Virginia	31.7	28.7	26.1	22.0	24.8	25.2	27.4	29.8	19.5	23.8	29.0	+ 3
Wisconsin	59.5	54.6	50.7	45.3	47.1	50.7	56.7	59.9	60.8	64.7	58.8	+ 2
Wyoming	7.1	5.4	4.9	4.5	4.4	5.5	6.2	7.1	7.1	8.0	8.1	-12

Source: Department of Labor.

[1] Not available. [2] Includes a small number of employees in mining. [3] Data revised from April 19
[4] Data revised from July 1956. [5] Change of less than one-half of 1 percent. NOTE: Revised statistics for months not shown here are available upon request.

Table G-4: Contract Construction: Employment in Selected Areas

Area	Number of employees *(in thousands)*											Percent change, June 1957-58
	1957		1958						1955	1956	1957	
	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	June	June	June	June	
Albany-Schenectady-Troy, N. Y.	8.4	7.8	7.2	6.4	6.1	6.2	6.6	7.2	7.1	7.8	8.8	-18
Albuquerque, N. Mex.	5.1	5.2	5.1	4.9	5.1	5.5	5.7	6.0	5.3	5.2	5.3	+13
Allentown-Bethlehem-Easton, Pa.	8.7	8.1	7.6	6.9	7.5	8.1	8.5	8.7	9.9	9.6	8.5	+ 2
Atlanta, Ga.[1]	19.5	18.9	17.9	17.2	18.3	18.7	20.6	21.5	19.1	20.9	20.2	+ 6
Baltimore, Md.	42.7	37.4	33.1	30.5	33.6	35.2	36.8	37.7	42.5	47.1	42.8	-12
Baton Rouge, La.	11.7	11.4	9.0	11.0	11.7	11.5	12.0	11.9	5.4	7.2	10.5	+13
Binghamton, N. Y.	3.6	3.0	2.8	2.5	2.7	2.7	2.9	3.0	3.2	3.4	4.1	-27
Birmingham, Ala.	6.8	11.9	11.8	11.4	11.8	12.7	12.8	(2)	10.8	12.7	13.1	--
Boise, Idaho	1.8	1.7	1.5	1.5	1.5	1.6	1.7	1.7	1.8	2.1	1.9	-11
Boston, Mass.	50.0	46.5	40.2	37.1	38.4	39.5	45.5	48.8	46.8	51.0	51.2	- 5
Bridgeport, Conn.[3]	7.2	7.0	5.8	5.5	5.8	6.2	6.4	(2)	5.9	6.7	7.0	--
Buffalo, N. Y.	24.0	20.4	17.8	16.2	16.6	19.0	21.4	20.9	20.5	22.0	23.1	-10
Casper, Wyo.	1.9	1.7	1.3	1.2	1.3	1.4	1.5	1.5	1.3	1.4	1.8	-17
Charleston, S. C.	3.8	3.7	3.6	3.4	3.3	3.4	3.8	4.0	3.4	3.5	3.5	+14
Charleston, W. Va.	5.1	4.9	3.8	4.0	4.3	4.3	4.6	4.8	4.3	4.5	5.4	-11
Charlotte, N. C.	8.8	8.4	7.6	7.2	7.4	6.9	7.4	7.8	8.6	9.0	8.7	-10
Chattanooga, Tenn.	3.3	3.0	2.9	2.9	2.9	2.9	3.0	3.4	4.8	3.4	3.6	- 6
Chicago, Ill.	134.0	127.5	119.3	108.2	120.1	128.0	130.9	129.2	121.7	140.8	138.2	- 7
Denver, Colo.	19.1	18.1	17.1	16.3	15.1	16.8	17.1	18.1	20.5	20.8	19.8	- 9
Des Moines, Iowa	5.6	4.7	4.2	3.8	4.1	4.5	3.9	5.0	5.6	5.2	5.1	- 2
Detroit, Mich.	63.3	57.1	50.4	45.5	48.6	48.9	49.0	50.2	70.6	67.7	64.6	-22
Duluth, Minn.	3.3	2.9	2.6	2.3	2.4	2.3	2.7	3.0	2.4	3.0	3.6	-17
Evansville, Ind.[4]	3.7	3.5	3.1	2.7	2.9	3.0	3.1	3.0	4.7	4.1	4.1	-27
Fargo, N. D.	2.6	2.2	1.6	1.4	1.4	1.6	2.1	(2)	2.3	2.3	2.7	--
Fort Wayne, Ind.	3.3	3.0	2.7	2.4	2.6	2.9	2.9	3.0	3.7	3.9	3.3	- 9
Great Falls, Mont.	1.5	1.4	1.4	1.3	1.2	1.7	2.0	2.0	1.7	2.1	2.4	-17
Harrisburg, Pa.	9.2	8.2	7.3	6.6	7.5	8.4	9.3	10.2	8.0	8.1	7.7	+32
Hartford, Conn.[3]	12.4	11.8	10.3	10.2	10.5	9.5	11.3	11.7	10.4	11.5	12.6	- 7
Huntington-Ashland, W. Va.	3.3	3.1	2.8	2.1	2.3	2.2	2.3	2.3	3.7	3.8	3.5	-34
Indianapolis, Ind.	14.0	13.5	12.6	12.1	12.5	12.7	13.2	13.6	14.5	14.0	13.4	+ 1
Jackson, Miss.	3.6	3.5	3.7	3.3	3.6	3.8	4.1	4.4	5.1	4.3	4.1	+ 7
Jacksonville, Fla.	10.0	9.6	9.0	9.0	9.5	9.5	9.4	9.1	9.6	10.1	10.1	-10
Kansas City, Mo.	20.5	19.4	15.9	15.6	17.3	20.1	20.0	20.7	25.6	25.7	17.5	+18
Knoxville, Tenn.	5.7	5.2	4.5	3.8	3.5	3.8	4.2	4.6	10.7	7.0	6.4	-28
Lewiston, Maine	1.3	1.1	1.0	.9	.9	1.0	1.1	1.2	1.4	1.3	1.3	- 8
Little Rock-N. Little Rock, Ark.	5.7	5.3	3.4	4.6	5.1	5.4	5.8	7.0	5.9	5.5	5.0	+40
Los Angeles-Long Beach, Calif.	123.0	120.8	117.1	111.6	113.3	111.3	119.1	122.3	131.5	136.0	126.7	- 3
Louisville, Ky.	13.6	12.8	11.4	10.3	10.7	12.5	12.8	13.4	15.1	16.9	13.7	- 2
Manchester, N. H.	2.1	1.9	1.4	1.2	1.3	1.5	1.7	1.9	2.2	2.2	2.1	-10
Memphis, Tenn.	10.2	9.9	9.2	8.7	9.8	10.6	10.8	11.2	11.5	10.0	9.8	+14
Miami, Fla.	25.4	24.7	22.9	21.8	21.2	21.5	22.4	23.6	24.6	25.0	26.3	-10
Milwaukee, Wis.[5]	23.2	21.8	20.5	17.9	19.3	20.3	21.4	22.2	21.7	24.9	23.2	- 4
Minneapolis-St. Paul, Minn.	27.1	23.7	21.3	21.1	21.5	23.6	26.4	28.2	29.9	30.7	29.0	- 3
Mobile, Ala.	5.8	5.6	5.4	5.2	5.0	5.2	5.2	(2)	4.8	6.2	6.0	--
Nashville, Tenn.	6.5	5.9	5.6	5.3	6.0	6.3	6.6	6.9	7.4	6.4	6.6	+ 5
New Bedford, Mass.	1.6	1.4	1.2	1.0	1.0	1.1	1.1	1.1	1.9	1.7	1.4	-21
New Britain, Conn.[3]	1.8	1.7	1.5	1.4	1.4	1.1	1.6	1.7	1.4	1.5	1.8	- 6
New Haven, Conn.[3]	8.9	8.6	7.7	7.5	7.7	7.4	8.5	8.8	6.9	9.0	9.0	- 2
New Orleans, La.[6]	19.0	18.7	18.0	17.7	17.5	17.3	16.9	16.7	16.6	14.9	19.2	-13
New York-Northeastern N. Jersey	228.5	210.3	192.0	165.0	186.1	206.7	212.0	224.6	237.5	246.2	242.6	- 7
Newark-Jersey City, N. J.	32.4	29.6	27.9	26.3	27.1	28.6	27.7	28.4	38.0	39.6	34.6	-18
Paterson, N. J.	28.9	25.6	24.2	23.2	23.6	25.0	22.4	26.1	25.8	27.0	27.8	- 6
Perth Amboy, N. J.	6.5	5.9	5.2	4.8	5.0	5.0	5.1	5.5	8.2	9.6	8.4	-35
Nassau-Suffolk Counties, N. Y.	27.5	23.9	19.3	13.6	18.1	22.5	24.5	24.9	33.1	33.0	32.5	-23
New York, N. Y.	113.0	107.9	101.6	84.6	97.9	107.3	111.9	118.1	111.5	116.6	117.1	+ 1
Westchester County, N. Y.	17.0	15.0	12.6	11.5	13.9	16.9	18.7	19.7	18.5	19.0	19.7	0

See footnotes at end of table.

Table G-4: Contract Construction: Employment in Selected Areas--Continued

Area	Number of employees *(in thousands)*											Percent change, June 1957-58
	1957		1958						1955	1956	1957	
	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	June	June	June	June	
Norfolk-Portsmouth, Va.	14.1	13.4	12.8	12.7	12.9	13.2	13.7	14.1	11.0	12.5	13.9	+ 1
Oklahoma City, Okla.	9.1	9.4	9.1	8.0	8.0	8.5	9.0	9.6	11.6	10.6	9.7	- 1
Omaha, Nebr.	8.7	8.4	8.0	7.5	7.7	9.0	10.0	(2)	9.1	9.5	8.6	--
Peoria, Ill.	4.8	4.6	4.0	3.5	3.7	3.8	3.8	(2)	5.3	4.5	4.9	--
Philadelphia, Pa.	79.7	70.1	62.9	58.8	63.9	70.7	74.9	79.1	84.7	85.8	83.5	- 5
Phoenix, Ariz.	10.9	10.9	10.8	10.8	10.7	11.6	12.4	12.5	9.7	10.5	10.7	+17
Pittsburgh, Pa.	43.8	41.8	39.6	34.3	37.7	40.2	42.1	41.9	42.4	42.8	46.0	- 9
Portland, Maine	3.7	3.3	2.9	2.8	2.7	2.8	3.3	3.8	3.9	4.7	4.0	- 5
Portland, Oreg.	12.9	12.0	11.2	11.2	11.8	12.1	12.3	14.2	12.6	15.6	14.2	0
Providence, R. I.	16.3	15.7	12.8	12.4	12.8	14.7	15.8	16.8	15.5	16.9	17.0	- 1
Racine, Wis.	1.9	1.7	1.6	1.5	1.5	1.6	1.8	1.9	2.2	2.3	2.2	-14
Reno, Nev.	2.8	2.7	2.3	2.3	2.3	2.4	2.5	2.6	2.2	2.4	2.1	+24
Richmond, Va.	12.4	11.7	11.5	10.6	10.9	11.5	12.0	12.4	11.2	12.3	13.0	- 5
Rochester, N. Y.	10.4	9.4	9.0	8.2	8.5	9.3	10.0	10.6	8.9	10.9	10.7	- 1
Rockford, Ill.[3]	4.6	4.1	3.6	3.5	3.6	4.1	4.1	4.3	4.0	4.8	4.4	- 2
Sacramento, Calif.	9.7	9.0	8.6	8.1	8.5	8.6	9.9	10.5	9.2	9.7	9.7	+ 8
St. Louis, Mo.	39.0	35.8	33.9	29.1	32.2	36.6	37.5	37.1	45.2	46.1	40.8	- 9
Salt Lake City, Utah	8.2	7.6	7.4	7.1	7.4	7.8	8.2	8.2	9.9	9.5	9.1	-10
San Diego, Calif.	13.7	13.8	13.3	13.3	13.0	13.2	13.5	13.7	13.0	14.0	13.8	- 1
San Francisco-Oakland, Calif.	53.6	51.9	49.1	45.9	48.3	47.9	52.7	54.4	61.6	64.4	57.7	- 6
San Jose, Calif.	10.7	10.8	10.3	9.3	10.2	9.8	11.3	12.1	10.4	11.6	10.2	+19
Savannah, Ga.	3.7	3.4	3.5	3.6	3.7	3.7	3.9	3.7	3.8	4.0	3.4	+ 9
Seattle, Wash.	16.2	15.6	14.4	14.5	15.0	16.0	16.7	17.3	15.7	15.6	17.0	+ 2
Sioux Falls, S. D.	1.6	1.2	1.0	.9	.9	1.2	1.4	1.6	2.1	2.0	1.7	- 6
South Bend, Ind.	3.3	3.0	2.8	2.6	2.6	2.8	3.0	3.0	3.6	3.9	3.4	-12
Spokane, Wash.	4.6	4.1	3.5	3.6	3.7	4.1	4.6	5.3	5.1	6.3	5.4	- 2
Springfield-Holyoke, Mass.	7.2	6.6	5.7	5.3	5.4	5.9	6.3	6.9	7.2	8.7	7.6	- 9
Stamford, Conn.[3]	4.8	4.4	3.8	3.8	3.9	4.1	4.2	4.3	4.1	5.0	5.0	-14
Syracuse, N. Y.	9.0	8.6	7.7	6.9	7.2	7.4	7.4	8.3	7.7	7.9	8.4	- 1
Tacoma, Wash.	4.8	4.3	4.0	4.0	4.0	4.2	4.5	4.8	4.5	4.1	5.2	- 8
Tampa-St. Petersburg, Fla.	19.2	18.8	18.7	18.5	18.4	18.2	18.9	18.9	14.9	16.3	19.0	- 1
Topeka, Kans.	5.7	4.8	4.4	3.8	3.2	3.7	4.3	4.7	3.0	4.4	5.5	-15
Trenton, N. J.	3.1	2.8	2.3	2.1	2.4	2.7	2.7	2.6	3.8	3.9	4.1	-37
Tucson, Ariz.	5.7	5.6	5.7	5.5	5.4	5.6	5.6	5.5	4.6	4.6	4.9	+12
Tulsa, Okla.	7.8	7.7	7.3	6.9	7.2	7.7	7.7	8.2	9.3	8.1	7.8	+ 5
Utica-Rome, N. Y.	4.8	4.2	3.4	3.0	2.5	2.8	3.0	3.2	3.6	3.5	4.7	-32
Washington, D. C.	37.6	34.9	32.1	31.1	33.0	35.2	36.6	37.8	43.6	43.2	38.8	- 3
Waterbury, Conn.[3]	2.4	2.3	2.0	1.9	1.9	2.1	2.4	2.4	2.1	2.5	2.4	0
Wheeling-Steubenville, W. Va.	6.8	5.8	5.1	3.8	4.4	3.9	4.1	4.7	4.2	5.5	6.5	-28
Wichita, Kans.	7.0	7.0	6.9	6.3	6.4	7.3	7.8	8.8	8.4	9.5	7.6	+16
Wilmington, Del.	9.8	9.0	8.6	7.9	9.3	9.7	10.5	10.8	9.3	18.7	10.2	+ 6
Worcester, Mass.	4.3	4.0	3.5	3.3	3.4	3.7	4.0	4.0	4.4	4.7	4.5	-11

Source: Department of Labor. [1] Data from January 1956 not comparable with previous periods because area was redefined (and data correspondingly revised) to include Clayton Co. as well as Cobb, DeKalb, and Fulton Cos. [2] Not available. [3] Includes a small number of employees in mining. [4] Data from January 1955 not comparable with previous periods because area was redefined (and data correspondingly revised) to include Henderson Co., Ky., as well as Vanderburgh Co., Ind. [5] Data from January 1956 not comparable with previous periods because area was redefined (and data correspondingly revised) to include Waukesha Co. as well as Milwaukee Co. [6] Data revised from January 1956. Revised statistics for months not shown here are available upon request.

Table G-5: Contract Construction: Indexes of Aggregate Weekly Man-Hours

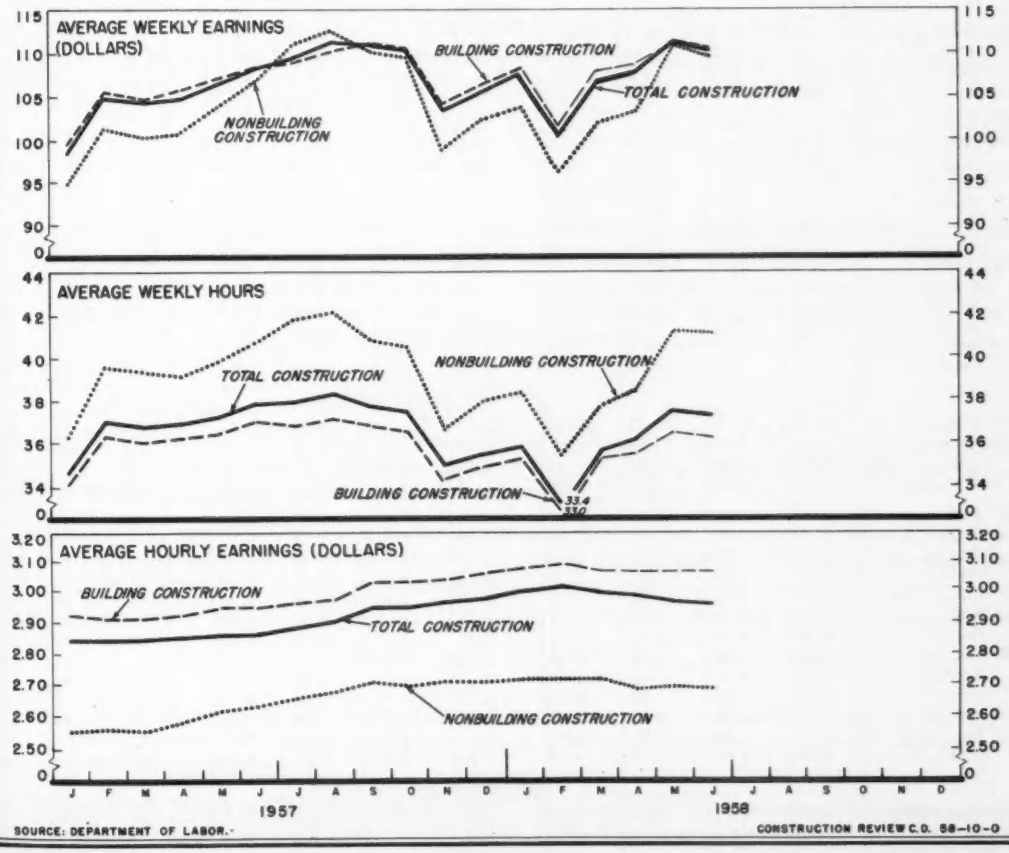
(1947-49=100)

Year	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Annual average
1948	89.6	81.3	86.7	95.0	102.2	111.9	115.1	117.3	116.2	113.3	106.6	105.4	103.4
1949	94.2	88.9	89.2	95.0	103.1	106.8	110.5	114.2	111.5	111.4	104.4	94.9	102.0
1950	84.6	79.5	83.7	95.8	106.1	116.7	122.1	129.5	126.1	128.9	123.9	112.7	109.1
1951	106.4	99.3	105.4	116.9	126.4	131.8	137.7	141.1	138.5	139.8	124.2	121.6	124.1
1952	111.1	112.3	108.3	117.5	125.4	136.8	138.9	143.2	144.0	139.9	128.2	123.9	127.5
1953	109.1	108.7	109.1	115.8	122.6	130.4	132.0	137.2	131.7	136.7	126.7	117.2	123.1
1954	95.5	102.8	106.4	113.5	120.3	128.0	131.4	134.0	128.6	128.6	123.3	114.4	118.9
1955	101.4	98.6	108.4	115.8	129.8	137.0	144.0	144.3	146.6	138.3	125.6	121.1	125.9
1956	108.1	108.5	109.2	123.6	136.4	152.6	151.5	157.1	155.4	151.1	137.6	128.9	135.0
1957	105.6	112.2	114.8	122.3	131.9	141.2	143.2	145.5	141.3	137.0	120.2	112.9	127.3
1958	102.4	85.9	98.9	109.1	122.7	129.2	132.5						

Source: Department of Labor.

Chart 16.

Hours and Earnings in Contract Construction



SOURCE: DEPARTMENT OF LABOR. CONSTRUCTION REVIEW C.D. 58-10-0

Table G-6: Contract Construction: Hours and Gross Earnings of Construction Workers

Period	All construction	Building construction							Nonbuilding construction		
		All building contractors	General contractors	Special trades contractors					All nonbuilding	Highway and street	Other nonbuilding
				All special trades	Plumbing and heating	Painting and decorating	Electrical work	Other trades			
	AVERAGE WEEKLY EARNINGS										
Year: 1954	$93.98	$94.12	$89.41	$97.38	$102.71	$90.39	$112.71	$93.19	$92.86	$86.88	$97.36
1955	95.94	96.29	90.22	100.83	106.40	94.38	116.52	96.21	95.11	91.27	98.50
1956	101.83	101.92	95.04	107.16	112.31	99.81	125.22	102.39	101.59	97.63	104.94
1957	106.64	106.86	98.89	112.17	118.87	103.75	132.10	106.30	105.07	98.66	110.15
1957: June	108.11	108.49	100.65	113.90	119.42	105.55	134.06	108.84	106.63	101.33	111.32
July	109.15	108.56	102.03	112.98	116.80	105.95	132.83	108.60	110.77	107.01	114.05
Aug.	111.07	110.48	103.79	115.32	120.74	107.76	132.50	110.60	112.41	109.06	115.30
Sept.	110.84	111.14	102.65	116.18	123.77	107.57	134.30	110.88	110.16	104.00	115.89
Oct.	109.96	110.23	102.65	115.29	122.11	105.79	135.49	110.00	109.21	103.34	114.23
Nov.	103.01	104.23	95.37	109.62	116.44	102.20	128.25	104.13	98.82	89.41	106.56
Dec.	105.44	106.45	97.76	111.58	121.86	102.23	134.75	102.92	102.60	91.14	110.11
1958: Jan.	107.10	108.06	100.39	112.29	122.36	102.94	132.35	104.54	103.79	92.96	110.59
Feb.	100.53	101.64	91.58	107.18	117.85	100.78	128.25	97.34	96.21	85.26	102.96
Mar.	106.44	107.71	100.04	112.29	120.80	103.80	132.17	105.43	101.90	88.21	110.30
Apr.	107.88	108.63	101.60	113.21	121.77	106.91	133.32	106.64	103.45	94.57	110.01
May	111.08	111.08	105.12	115.12	121.66	106.79	135.52	110.09	110.56	105.84	115.26
June	110.41	110.77	103.46	114.80	122.47	107.36	137.03	109.16	109.61	103.50	115.43
	AVERAGE WEEKLY HOURS										
Year: 1954	37.0	36.2	36.2	36.2	37.9	34.5	38.6	35.3	40.2	40.6	39.9
1955	36.9	36.2	35.8	36.4	38.0	34.7	39.1	35.5	40.3	41.3	39.4
1956	37.3	36.4	36.0	36.7	38.2	34.9	39.5	35.8	40.8	41.9	39.9
1957	36.9	36.1	35.7	36.3	38.1	34.7	39.2	35.2	39.8	40.6	39.2
1957: June	37.8	36.9	36.6	37.1	38.4	35.3	39.9	36.4	40.7	41.7	39.9
July	37.9	36.8	36.7	36.8	37.8	35.2	39.3	36.2	41.8	43.5	40.3
Aug.	38.3	37.2	37.2	37.2	38.7	35.8	39.2	36.5	42.1	43.8	40.6
Sept.	37.7	36.8	36.4	37.0	38.8	35.5	39.5	36.0	40.8	41.6	40.1
Oct.	37.4	36.5	36.4	36.6	38.4	34.8	39.5	35.6	40.6	41.5	39.8
Nov.	34.8	34.4	33.7	34.8	36.5	33.4	37.5	33.7	36.6	36.2	37.0
Dec.	35.5	34.9	34.3	35.2	38.2	33.3	39.4	33.2	38.0	37.2	38.5
1958: Jan.	35.7	35.2	35.1	35.2	38.0	33.1	38.7	33.4	38.3	38.1	38.4
Feb.	33.4	33.0	31.8	33.6	36.6	32.3	37.5	31.3	35.5	34.8	36.0
Mar.	35.6	35.2	35.1	35.2	37.4	33.7	38.2	33.9	37.6	36.6	38.3
Apr.	36.2	35.5	35.4	35.6	37.7	34.6	38.2	34.4	38.6	38.6	38.6
May	37.4	36.3	36.5	36.2	37.9	34.9	38.5	35.4	41.1	42.0	40.3
June	37.3	36.2	36.3	36.1	37.8	35.2	38.6	35.1	40.9	41.4	40.5
	AVERAGE HOURLY EARNINGS										
Year: 1954	$2.54	$2.60	$2.47	$2.69	$2.71	$2.62	$2.92	$2.64	$2.31	$2.14	$2.44
1955	2.60	2.66	2.52	2.77	2.80	2.72	2.98	2.71	2.36	2.21	2.50
1956	2.73	2.80	2.64	2.92	2.94	2.86	3.17	2.86	2.49	2.33	2.63
1957	2.89	2.96	2.77	3.09	3.12	2.99	3.37	3.02	2.64	2.43	2.81
1957: June	2.86	2.94	2.75	3.07	3.11	2.99	3.36	2.99	2.62	2.43	2.79
July	2.88	2.95	2.78	3.07	3.09	3.01	3.38	3.00	2.65	2.46	2.83
Aug.	2.90	2.97	2.79	3.10	3.12	3.01	3.38	3.03	2.67	2.49	2.84
Sept.	2.94	3.02	2.82	3.14	3.19	3.03	3.40	3.08	2.70	2.50	2.89
Oct.	2.94	3.02	2.82	3.15	3.18	3.04	3.43	3.09	2.69	2.49	2.87
Nov.	2.96	3.03	2.83	3.15	3.19	3.06	3.42	3.09	2.70	2.47	2.88
Dec.	2.97	3.05	2.85	3.17	3.19	3.07	3.42	3.10	2.70	2.45	2.86
1958: Jan.	3.00	3.07	2.86	3.19	3.22	3.11	3.42	3.13	2.71	2.44	2.88
Feb.	3.01	3.08	2.88	3.19	3.22	3.12	3.42	3.11	2.71	2.45	2.86
Mar.	2.99	3.06	2.85	3.19	3.23	3.08	3.46	3.11	2.71	2.41	2.88
Apr.	2.98	3.06	2.87	3.18	3.23	3.09	3.49	3.10	2.68	2.45	2.85
May	2.97	3.06	2.88	3.18	3.21	3.06	3.52	3.11	2.69	2.52	2.86
June	2.96	3.06	2.85	3.18	3.24	3.05	3.55	3.11	2.68	2.50	2.85
	Percent change, June 1957 to 1958										
Avg. wkly. earnings	+2.1	+2.1	+2.8	+0.8	+2.6	+1.7	+2.2	+0.3	+2.8	+2.1	+3.7
Avg. wkly. hours	-1.3	-1.9	-.8	-2.7	-1.6	-.3	-3.3	-3.6	+.5	-.7	+1.5
Avg. hrly. earnings	+3.5	+4.1	+3.6	+3.6	+4.2	+2.0	+5.7	+4.0	+2.3	+2.9	+2.2

Source: Department of Labor.

(NOTE: Table G-7, Registered Apprentices in the Building Trades, is published on a semiannual basis, as data become available.)

Department of Commerce and Related Agencies Appropriation Act, 1959. Public Law 85-469, approved June 25, 1958, contains the following major construction items:

Bureau of Public Roads: $2,350,000,000 for federally aided highway systems--to be derived from the Highway Trust Fund to pay commitments made under Highway Act contract authorizations for fiscal years 1956 and 1957, and the first half of fiscal 1958; $30,000,000 for forest highways ($21,250,000 for fiscal 1958 and $8,750,000 for fiscal 1959); and $2,692,000 for public lands highways ($692,000 balance for fiscal 1958, and $2,000,000 which is part of the total authorized for fiscal 1959). (See Construction Review: July 1956, pp. 47-49; and May 1958, pp. 69-70.)

Civil Aeronautics Administration: $158,500,000 for establishment of air navigation facilities, which includes $108,520,475 for projects to improve air traffic control; and $30,000,000 to take care of airport project contracts authorized under the Federal Airport Act, as amended by the Act of August 3, 1955. (See Construction Review, August 1955, pp. 51-52.)

Panama Canal: $22,350,000, of which $19,250,000 is for construction of a high-level bridge at Balboa, Canal Zone. (See Construction Review, August 1956, p. 47.)

River and Harbor, Beach Erosion Control, and Flood Control Projects. Public Law 85-500, approved July 3, 1958, is an omnibus measure, authorizing $1,556,230,500 for Federal construction on more than 150 navigation, beach erosion, and flood control projects, summarized as follows:

Title I, River and Harbor Act of 1958: $173,814,000 for 53 navigation projects in 25 States, Alaska, and Puerto Rico; $11,627,700 for 14 beach erosion projects in 8 States and the Territory of Hawaii; and $16,909,000 for a miscellaneous group of additional projects, including a large highway bridge.

In addition, Sec. 111 of title I authorizes payment by the Federal Government of the cost of damages to local governments resulting from necessary relocation of local public facilities and structures (usually sewer outlets and water intakes located in stream beds) during the course of extensive improvements of navigation facilities by the Corps of Engineers.

Title II, Flood Control Act of 1958: $495,579,800 for 65 flood control projects (includes new projects and modification to existing projects); $608,300,000 which increases authorizations for 12 river basin projects; $50,000,000 for Federal participation, to the extent of flood control benefits only, in the Oroville Dam and Reservoir project on the Feather River, California; and $200,000,000 for that portion of the comprehensive Missouri River Basin plan that is under the jurisdiction of the Bureau of Reclamation, Department of the Interior.

Increasing the Authorization for Appropriations to the Atomic Energy Commission. Public Law 85-519, approved July 15, 1958, authorizes additional appropriations to the Atomic Energy Commission for continuation of construction on research projects now underway, as follows:

A $2,250,000 increase (from $7,750,000 to $10,000,000) for the Sherwood Project at Princeton, N. J., involving controlled thermonuclear research; and a $9,406,000 increase (from $10,000,000 to $19,406,000) for the two high-energy accelerators being constructed by the Harvard-MIT group and the University of Pennsylvania-Princeton group. (See Construction Review: August 1957, p. 47; and September 1957, p. 47.)

Authorizing Appropriations for the Atomic Energy Commission. Public Law 85-590, approved Aug. 4, 1958, authorizes a total of $386,679,000 to be appropriated for the fiscal 1959 construction programs of the Atomic Energy Commission.

The following items are included: $175,435,000 for special nuclear materials facilities, including $145,000,000 for a plutonium production reactor; $106,117,000 for reactor development projects, including $51,000,000 for a gas-cooled graphite-moderated power reactor; $41,700,000 for atomic weapons fabrication plants and test and storage facilities; $31,650,000 for physical research facilities;

$25,677,000--almost all for general plant projects; and $6,100,000 for training plants and equipment and biological and medical research installations. In addition, there is an increase of $25,198,000 in the amount previously authorized to be appropriated for the cooperative power reactor program--from $129,915,000 to $155,113,000. (See Construction Review, September 1957, pp. 47-48.)

For constructing and operating the gas-cooled power reactor, the Commission is authorized to obtain the participation of private, public, or cooperative power groups or others--to the fullest extent consistent with the Commission's direction of the project, ownership of the reactor, and utilization of the electric energy generated. Upon expiration of the reactor's use for research and development and for national defense purposes, the Commission may, under certain conditions concerning costs, offer the reactor and its appurtenances for sale to such groups.

Extension of Defense Production Act of 1950. Public Law 85-471, approved June 28, 1958, extends the Defense Production Act of 1950, as amended, for an additional 2 years, through June 30, 1960. (See Construction Review: September 1955, p. 48; and August 1956, p. 46.)

Construction Review brings together under one cover virtually all of the Government's current statistics that pertain to construction. Published jointly by the U. S. Department of Commerce and the U. S. Department of Labor, this monthly report is designed to serve the wide variety of groups and individuals among businessmen, government officials, legislators, labor unions, research workers, and the general public who need a convenient reference to the many facets by which current trends in construction may be gaged.

The various measures of construction are shown in detail wherever possible, by type of construction, trade, or material, and in addition, by location. The Index to statistical tables is a guide to the detail provided by each tabulation.

Most of the statistical series shown are prepared separately or jointly by the two agencies responsible for this publication. The remainder, specifically accredited, originate in other governmental agencies or are contributed by private organizations. [1]

Almost all the statistics are presented on a monthly basis; the rest, quarterly. Except where noted, all data relate to the continental United States.

DEFINITION OF THE SERIES

Part A--Construction Put In Place. Construction, for the purpose of this series, is defined to include the engineering, design, and production of all fixed works and structures. Only new construction, including major additions and alterations, is covered; maintenance and repair work is excluded. The estimates cover buildings; other structures such as dams, levees, and bridges; and nonstructural works such as airfields, highways, canals, and navigation channels. They include the installed value of equipment generally considered an integral part of a structure and commonly included in the contract price, such as plumbing, heating, and air conditioning equipment and elevators. They exclude separable equipment, such as production machinery, power-generating equipment, and furnishings.

Clearing and development of land is included. If, however, an existing structure is demolished in the process, the demolition itself is excluded. Excluded also are oil, gas, and water well drilling; the digging and shoring of mines; and work which is an integral part of farming operations such as plowing, terracing, and the digging of drainage ditches.

Value of construction includes the cost of architectural and engineering fees, land development costs, material and equipment installed, labor, overhead, and profit on construction operations, but not speculative profits. Also included are the value of force-account work (construction done, not through a contractor, but directly by a business or government agency using a separate work force to perform nonmaintenance construction on the agency's own properties), as well as the value of work done by owners or their families on their own homes, farm buildings, and the like.

Estimates of the value of construction measure the value of work put in place on all structures and facilities under construction during a given period regardless of when work on each individual project was started.

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[1] The private contributors are as follows: American Appraisal Co. (525 E. Michigan St., Milwaukee 2, Wis.), Associated General Contractors of America, Inc. (329 E St., N. W., Washington 4, D. C.), E. H. Boeckh and Associates (1406 M St., N. W., Washington 5, D. C.), and the Engineering News-Record (330 W. 42nd St., New York 36, N. Y.), which provide this bulletin with construction cost indexes; the F. W. Dodge Corporation (119 W. 40th St., New York, N. Y.), which provides contract award values for the 37 eastern States; and the following private associations whose materials production, shipments, and other statistics on materials are published here: American Institute of Steel Construction (101 Park Ave., New York 17, N. Y.), American Iron and Steel Institute (150 E. 42nd St., New York 17, N. Y.), Douglas Fir Plywood Association (Tacoma Bldg., Tacoma 2, Wash.), National Electric Manufacturers Association (155 E. 44th St., New York 17, N. Y.), National Lumber Manufacturers Association (1319 18th St., N. W., Washington 6, D. C.), and National Wood Work Manufacturers Association (332 S. Michigan Avenue, Chicago 4, Ill.).

Federally owned construction covers all projects financed exclusively with Federal funds, whether the work is done by force-account or by private contractors. State and locally owned construction, which also covers both force-account and private-contract work, includes projects financed entirely by State and local governments, as well as projects financed in part by the Federal Government under grants-in-aid programs. Thus, the value figures for State and locally owned construction include the funds obtained from all three levels of government--Federal, State, and local. For the most part, the types of projects involving both Federal and State or local government monies are highways, airfields, schools, hospitals, and sewage-disposal and water-supply facilities.

Part B--Housing. The housing series in this report cover only permanent and housekeeping dwelling units, which are defined as dwelling places containing permanent cooking facilities, or the minimum built-in facilities essential to housekeeping.

The series on the number of new permanent nonfarm dwelling units started, widely known as housing starts, includes prefabricated housing (if permanent), but excludes conversions (which are not new dwelling units) and hotel, dormitory accommodations, and military barracks (none of which are housekeeping dwellings). Excluded also are all temporary dwelling units, such as trailers, sheds, and shacks, as well as all farm housing.

The housing starts estimates are based on local building permits issued (adjusted for canceled permits and for lag between permit issuance and start of construction) and public contracts awarded, plus a field count of units started in a sample of nonpermit-issuing places.

Construction is said to have started when excavation work for the basement or the foundation of the structure has commenced.

This series was revised beginning with data for January 1954. The new series presents statistics for the 4 broad Census regions (Northeast, North Central, South, and West) and for the metropolitan, as compared with the nonmetropolitan segment of the country. Estimates by metropolitan-nonmetropolitan location have been carried back on a monthly basis through January 1953, and on an annual basis through 1950.

These geographic data replace the urban-rural classification used previously. Also, rental-type units in the new series are classified as 2-4 family and 5-or-more family structures, compared with the former classification of 2-family and 3-or-more family structures.

Construction cost data shown here represent the average of builders' estimates of the construction cost of all new private 1-family houses started nationally. The construction cost averages are affected by variations in size and design of the houses, in the size and type of projects started, and differences in construction methods, as well as changes in cost of materials and labor. They do not represent the construction cost of a typical house, and should not be confused with selling price or permit valuation.

The cost data are based primarily on builders' estimates of construction cost as shown on the building permit, and on reports of construction cost by individual construction contractors in a representative group of localities not issuing permits. Building-permit information is adjusted for the general understatement of costs shown on permit applications.

The construction cost figures cover the cost of labor, materials, and subcontracted work, and that part of the builders' overhead and profit chargeable directly to the building of the houses. Included are the costs of equipment which becomes an integral part of the structure and is essential to its general use. Excluded are the costs of land, site improvement, architectural and engineering fees, and sales profits.

While the series on total nonfarm dwelling units started, as well as the series on units started under FHA and VA programs, cover new housing only, as distinguished from converted or existing housing, the statistics on nonfarm mortgage recordings of $20,000 or less refer to both new and existing structures. Furthermore, the latter series covers all types of building construction, but resi-

dential building accounts for the larger proportion of these mortgage recordings.

Part C--Building Permits. The statistics on building construction authorized by local building permits, beginning with data for January 1954, measure building activity in all localities having building-permit systems--rural nonfarm as well as urban. Such localities (over 7,000) include about 80 percent of the total nonfarm population of the country, according to the 1950 Census.

The building-construction data cover federally as well as nonfederally owned projects. Figures on the amount of construction contracts awarded for Federal projects and for public housing (Federal, State, and local) in permit-issuing places are added to the valuation data (estimated cost entered by builders on building-permit applications) for privately owned projects; construction undertaken by State and local governments is reported by local officials.

No adjustment has been made in the building-permit data to reflect the fact that permit valuations generally understate the actual cost of construction, nor for lapsed permits or the lag between permit issuance or contract-award dates and start of construction. Therefore, they should not be considered as representing the volume of building construction started.

Statistics shown in this report for the total metropolitan area of the country represent the 168 Standard Metropolitan Areas used in the 1950 Census. Data for individual metropolitan areas (which were selected from those for which building-permit coverage is complete or virtually complete) include an estimate for nonpermit-issuing places in each area.

Permit valuation figures do not include the costs of (1) demolishing or moving buildings, (2) nonbuilding construction (e.g., streets and highways, pipelines, water and sewer systems, etc.), or (3) land, land development, and architectural and engineering fees.

The builders' estimates of cost as reported on the building permit, basically include the value of labor and materials involved. However, because of differences in requirements, administration, and enforcement among the many local permit systems covered in this series, and variations in how individuals report, precise information is lacking regarding the extent to which the cost of service facilities essential to the general use of the building, or builders' overhead and profit, are included.

Dwelling units are defined the same for the building-permit series as for the series presented in Part II (New Housing) of this report. The nonhousekeeping residential building shown here is comprised of such structures as hotels, dormitories, tourist cabins, and clubs and association buildings with bedrooms.

Part D--Contracts. The value of contracts awarded represents the amount of the construction contracts let during a given period of time for new construction, including major additions and alterations. Maintenance and repair work is not covered. As in the "construction put in place" series, equipment which becomes an integral part of structures and is essential to their general use is included, as well as costs of land development, materials, labor, and contractors' overhead and profit on construction operations. Similarly, the value of Federal force-account work is also included, but the cost of land and separable equipment are excluded. However, unlike the construction put in place series, the statistics on contracts awarded exclude architectural and engineering fees and non-Federal force-account work, but include a small amount of demolition work when it is part of the overall contract for new construction.

Figures on federally owned projects are compiled from notifications of construction contracts awarded, obtained from other Federal agencies. Data on non-Federal construction are obtained from records compiled by the F. W. Dodge Corporation, for the 37 States east of the Rocky Mountains. For the remaining States, they are based on reports from local building-permit officials, augmented by reports on construction contract awards which appear in a number of construction trade periodicals. Inquiries about the Dodge contract-award series may be addressed directly to that company.

Part E--Costs. The Department of Commerce composite construction cost index is a combination of various cost indexes (prepared by private organizations and other government agencies), weighted monthly by the current relative importance of the major classes of construction shown in the series on construction put in place. It is, therefore, the equivalent of a variable weighted indicator, reflecting monthly changes not only in the component indexes, but also in the relative importance of the major classes of construction which are used as weights.

The individual private indexes reported monthly by the American Appraisal Company, Associated General Contractors, E. H. Boeckh and Associates, and the Engineering News-Record are computed from quotations for a designated bill of materials and a specified amount of labor. The indexes differ as to the amounts and kinds of materials and labor measured, geographic coverage, and the extent to which adjustments are made for variations in labor efficiency, overhead and other factors affecting construction costs.

Cost indexes applicable to particular locations and special types of construction may be obtained from most of these compilers.

All materials usually incorporated into buildings by the general contractor, or his subcontractors, are covered in the index of wholesale prices of construction materials. Specifically excluded are consumer durable goods such as kitchen ranges, refrigerators, and air-conditioning equipment. Goods of constant quality are priced from period to period, so that the index measures the effect only of price, rather than of quality change. "Wholesale" refers to sales in large lots, at primary market levels.

The series was revised, beginning with the January 1952 index, to include the pricing of additional materials, a different weighting pattern, and a change in the pricing period. The revised index, based on 1947-49=100, is the "official" wholesale price index of the Federal Government for January 1952 and all subsequent months; the indexes previously published on the base 1926 100 are the official price indexes for December 1951 and all earlier dates. The index presented here for the year 1951 on a 1947-49=100 base is taken from a "linked" series, calculated solely for analytical purposes, and does not supersede the former index (1926=100) as the official series for that year.

Union wage scales are the minimum wage rates agreed upon through collective bargaining between employers and trade unions. Overtime beyond the negotiated maximum daily and weekly hours is excluded. In addition, the scales do not reflect either rates for apprentices or premium rates paid for special qualifications or other reasons.

Part F--Materials Output. The Indexes of Construction Materials Output provide measures of production or shipments for ten groups of construction materials, and are based on the output of 43 selected materials. Monthly indexes are provided for eight groups of materials, quarterly indexes for the other two groups, and annual levels are given for all groups.

In computing the indexes, the current monthly or quarterly unit production or shipments data are converted to aggregate values by multiplying 1947-49 average prices at the mills, factories, or plants. The base period aggregate values (1947-49 monthly average = 100) are derived by multiplying 1947-49 monthly average output by the 1947 average factory, mill, or plant price. By the use of varying physical quantities, and constant prices, the group indexes represent physical quantity measures. The trend lines appearing on the charts are derived from the group indexes by removing the month-to-month fluctuations resulting from seasonal and erratic factors. The lines are 12-month moving averages centered on the seventh month, with each calendar year centered on July. Projections for the last 6 months are made by using the current data adjusted for the seasonal movements appearing during the period 1952-54, and smoothed by a 3-month moving average.

Part G--Employment. Data on employment in contract construction cover all employees of construction firms who worked during, or received pay for, the payroll period ending nearest the 15th of the month, regardless of the type of

work performed. Only firms engaged in the construction business on a contract basis for others are included, but such firms pursue all kinds of construction activities--new work, alterations, demolitions, maintenance, and repairs. Excluded are self-employed construction workers, working proprietors, and force-account employees of non-construction firms and public agencies engaged in construction activities.

The hours and earnings estimates relate only to nonsupervisory construction workers and working foremen. All such workers, regardless of skill, are included if they are engaged in any way in contract construction activities (on either privately or publicly owned projects).

The earnings statistics shown are gross earnings before deductions for old-age and unemployment insurance, withholding tax, bonds, and union dues. Gross earnings include the workers' base pay, premium pay for overtime and for bonuses, and pay for sick leave, holidays, and vacations taken, but such items as employer contributions to welfare funds, and to insurance or pension plans, are excluded.

The indexes of weekly man-hours in contract construction are a composite measure of the trends in construction-worker employment and average weekly hours. They provide a more meaningful measure of contract-construction activity than the employment or average weekly hours series alone, since the volume of work done is dependent upon both the number of workers employed and the length of their workweek.

The foregoing employment and earnings series are based upon reports from individual contracting establishments; these reports do not contain the detail necessary to separate employment according to the kind of construction work performed.

Information shown in this report on apprentices in the building trades applies only to registered apprentices. A registered apprentice is defined as an employee who, under an expressed or implied agreement for a stipulated term, receives instruction in a registered apprenticeship system, and concerning whom a recognized apprenticeship agency has on record all the information it requires.

The apprenticeship data are obtained from local apprenticeship committees, trade unions, employers' associations, and building trades councils, by field representatives of the Federal Government and cooperating State Apprenticeship Agencies. Occupational classifications are based on descriptions in the Dictionary of Occupational Titles (Washington, U. S. Employment Service, 2d Ed., 1949). For the purposes of the tabulation presented here, three classifications--brick, stone, and tile workers; cement masons; and plasterers--have been combined into one group, the trowel trades.

SELECTED REFERENCES

Descriptions of the techniques of compiling most of the series included in Construction Review, as well as related explanatory information and historical statistics, are contained in a selected group of Government publications shown on the following page.

Starred (*) items may be obtained from the Superintendent of Documents, U. S. Government Printing Office, Washington 25, D. C., at the prices shown. Other publications listed here are available upon request to the agency responsible for the specific report.

SELECTED REFERENCES

*Business Statistics: A Supplement to the Survey of Current Business. 1957 Biennial Edition. U. S. Department of Commerce, Office of Business Economics. $2.

*Construction Volume and Costs, 1915-1956: A Statistical Supplement to Volume III of Construction Review. May be obtained from Bureau of Labor Statistics Regional Offices or Department of Commerce Field Offices (see inside front cover of Construction Review for addresses), or from the Superintendent of Documents, U. S. Government Printing Office, Washington 25, D. C. 55 cents.

Construction Cost Indexes. BLS Report No. 73, November 1954. Kept current with supplementary sheets. U. S. Department of Labor, Bureau of Labor Statistics, Washington 25, D. C.

*Construction During Five Decades, Historical Statistics, 1915-52. BLS Bulletin 1146. U. S. Department of Labor, Bureau of Labor Statistics. 45 cents.

*Employment and Earnings. Monthly. U. S. Department of Labor, Bureau of Labor Statistics. Subscription price: $3.50 domestic; $4.50 foreign. Single copies vary in price.

*Employment and Earnings. Annual Supplement Issue, June 1958. U. S. Department of Labor, Bureau of Labor Statistics, Washington 25, D. C. $1.

*Tenth Annual Report--Housing and Home Finance Agency. Calendar Year 1956. Housing and Home Finance Agency. $1.50.

Housing Statistics. Monthly. Housing and Home Finance Agency, Division of Housing Research, Washington 25, D. C.

New Construction Expenditures, 1915-51: Labor Requirements 1939-51. U. S. Department of Labor, Bureau of Labor Statistics, Division of Construction Statistics, Washington 25, D. C.

*Techniques of Preparing Major BLS Statistical Series. BLS Bulletin 1168, U. S. Department of Labor, Bureau of Labor Statistics. 60 cents.

Chapter II --Estimating National Housing Volume
Chapter III--Estimating Expenditures for New Construction
Chapter IV --Labor Required for New Construction
Chapter VI --Measurement of Industrial Employment
Chapter VII--Hours and Earnings in Nonagricultural Industries
Chapter X --Wholesale Price Index
Chapter XII--Studies of Occupational Wages and Supplementary Benefits

*Union Wages and Hours: Building Trades, July 1, 1956. BLS Bulletin 1205. U. S. Department of Labor, Bureau of Labor Statistics. 35 cents.

A Description of the Revised Wholesale Price Index. Serial No. R 2067. Monthly Labor Review, February 1952. U. S. Department of Labor, Bureau of Labor Statistics, Washington 25, D. C.

*Wholesale Prices, 1951 and 1952. BLS Bulletin 1143. U. S. Department of Labor, Bureau of Labor Statistics. 30 cents.

*Wholesale Prices and Price Indexes, 1954-56. BLS Bulletin 1214. U. S. Department of Labor, Bureau of Labor Statistics. $2.

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